



# PACIFIC COAST DESIGN

## GREEN WOODS GOLF & COUNTRY CLUB HYDERABAD - INDIA

The Green Woods Golf & Country Club Resort is to be developed by a joint venture company, Green Woods Golf & Resorts Pvt. Ltd

The joint venture partners are TAJGVK Hotels & Resorts Ltd. and The Indian Hotels Co. Ltd. (Taj Hotel Group). Tajgvk currently own / operate three of the major hotels in Hyderabad (Hotel Taj Krishna, Hotel Taj Banjara and Hotel Taj Residency).

The site (180 acres) is 14 km (20mins.) from Hyderabad and is strategically placed in one of the areas fastest growing regions overlooking the 2,000 acres of water in the Himayat Sagar (Lake).

Green Woods Golf & Country Club, while located to take full advantage of excellent access, has also been blessed with the planting of more than 10,000 trees over the past six years giving this superb site a fully established landscape presence.

The unique blend of resort and accommodation areas includes Lake-view & Golf Villa accommodation, Country Club / Accommodation, Conference / Function centre, Health Spa, International Standard 18 hole



Golf Course, recreational facilities and future resort development sites.

These proposed facilities will be developed in a staged manner, each with their own identity and blending to create this superb resort.

The Golf Course has been designed to International standards and is a par 71 / 6,478 yard, strategically laid out Course over gently undulating land. All of the holes bar two have an impressive view to the Himayat Sagar Lake, which dominates the surrounding countryside.

PCD have developed an Information Memorandum for the project covering all aspects of market, feasibility, financial, structural and management which will be used as the development guide. Due to commence construction in June of 2002 the Golf Resort will be the first to be developed in the Hyderabad region and is sure to quickly attract the attention of India's golfers. ■



# Master Planning for Existing Golf Courses

PCD Director Phil Ryan was invited to speak at the November 2001 Australasian Golf Club Managers Conference held in Melbourne. Phil tackled the issues relating to Master Planning for existing Golf Courses. Here are some edited extracts of his presentation.

For existing Golf Courses there are three general types of Master Planning activity.

## (1) ASSET REVIEW MASTER PLANNING

Process at Golf Clubs whereby the Committee and management monitor and forward plan (5 to 10 years) with respect to all issues relating to the Golf Course. This would include the services of a Golf Architect and normally includes forward budgeting for proposed capital works.

## (2) ISSUE RESPONSE MASTER PLAN

This occurs when a Golf Course is faced with a major issue(s) that will

effect layout or operations. Examples of this may be a local Authority wishing to acquire part of the Golf Course land for a road widening / construction of services, safety issues relating to nearby roads or residential (liability etc.). In response to this the Club may need to review its options through a master Plan report. This would include costing of options with a benefit analysis.

## (3) OPPORTUNITY MASTER PLAN

A Golf Club may wish to review its entire Golf Course to define possible opportunities to maximise the return of the site. An example of this may be the identification of excess property for possible sale or development. PCD projects include such opportunities where site Master Planning has resulted in the total redevelopment of both Golf Course / Club being paid for by development (PRCC / Melbourne) and another scenario a new Golf Course being firstly built then the entire existing Golf Club being shifted to the new site

with the old site used for residential development.

## (4) THE PROCESS

Define Objectives – Define the Budget – Select the in house Team – Select the Golf Course Architect – Collect Base Data - Golf Course Architect to review the Golf Course – The Master Plan workshop then to be held with Team with concept(s) and draft report developed by Golf Course Architect –The team review of concept(s) and draft report then the Master Plan and report finalised.

The Committee has professionals employed (Manager & Superintendent) who should have valuable input into the process. The process should be interactive combining the more intimate knowledge of the Golf Course (Management and Committee) with the better general Golf experience and knowledge of the Architect.

*(A full seven page detailed summary of the presentation is available via email upon request.) ■*

## HONG KONG GOLF CLUB HONG KONG - CHINA

During the past year PCD has designed and works have been completed at HKGC for the new 18 hole Cart Path on the Eden Course, new chipping / bunker and practice zone and the restoration of the 6th. hole on the Old Course (pictured).

The Cart Path has been very well received by members with patronage of

the Eden Course significantly increasing. The practice zone has been so successful the Club / PCD are planning a new "short game" practice zone to compliment the other practice areas.

Statistics taken following the restoration of the sixth hole on the Old Course have the Par five now playing between 5.375 to 5.513. ■



## CHELTENHAM GOLF CLUB MELBOURNE - AUSTRALIA

PCD has undertaken a Master Plan report for the Club and also redesigned the eighth hole which following reconstruction is now open for play (pictured).

The Master Plan report focused on planning for the coming five years, reconstruction works, irrigation / water issues, course presentation and strengthening the "identity" of the Golf Course.

An ongoing involvement stemming from the Master Plan has seen PCD co-ordinating investigation into potential sewer harvesting for irrigation water in association with the Cheltenham GC, VGA, Melbourne Water, Royal Melbourne & Victoria Golf Clubs, local Governments (Bayside & Kingston), Fisher Stewart (engineers) and the AGCSA. ■



## TIANMA GOLF & COUNTRY CLUB SHANGHAI - CHINA

PCD had Master Planned this 27 hole residential Golf Course in Shanghai and following detailed design and construction, 18 holes opened in 1999 (Picture opposite is of the 15th. hole). With residential villa sales and membership both growing strongly PCD were engaged again during late

2001 and have now designed the final nine holes.

Tianma has established itself already as one of the leading Golf Courses in the Shanghai area. Construction is currently underway on the new nine holes, which will further add to the Club's reputation. ■



## MEDWAY GOLF CLUB MELBOURNE - AUSTRALIA

PCD were appointed to undertake a Water Management report to identify the Club's usage and deficiencies with their current irrigation and storage systems.

The report provided the Club with detailed analysis for the right decisions to be made to increase water reserves, decrease water usage and secure their future as water becomes a scarce and

valuable commodity during the dry summer months.

The Club proceeded with construction of two new storage lakes and expansion of their existing lake to more than triple their storage requirements. They also proceeded with converting their fairways from cool season to warm season grasses that are more drought tolerant and overall require less water to maintain. ■

## EAGLE RIDGE GOLF COURSE ROSEBUD - AUSTRALIA

Following a PCD Master Plan the Golf Course is now in its third year of a five year program of redesign and renovation. The attached photograph shows the recently completed 11th with Golf Course Superintendent Scott Ballock standing on the green. Scott and the team from Eagle Ridge have undertaken the reconstruction works

largely in-house and the results have been outstanding.

PCD are currently completing design for the 13th & 2nd holes with works for these areas to be undertaken in May of this year. Despite new Golf Courses opening nearby golfers have voted with their feet with continued strong patronage at the Course over the past year. ■



## SHEK O COUNTRY CLUB HONG KONG - CHINA

Reconstruction of seven holes at Shek O C.C commenced in January this year and work is expected to be completed in late April. Superintendent Ross Grieve is project managing the Golf with consultants Link 21 managing the engineering aspects.

Golf works include new greens, tees, fairways (sand cap), drainage, irrigation

and grassing. Engineering works include new sea gates, lake systems and effluent connection for the Club.

These major detailed works were a result of the Master Plan prepared by PCD for the Club and will significantly improve year round playability, turf surfaces and design. ■



# KARMA LAKELANDS RESORT

## NEW DELHI - INDIA



PCD has developed the Information Memorandum for the entire project inclusive of site master plan, primary element programming, market research and financial feasibility. The unique blend of resort and residential areas includes Lake-side & Golf Villa accommodation, Country Club with full member recreational facilities, International Standard 9 hole Golf Course, 120 room five star Hotel with Conference / Function center and specialist Health Spa, equestrian center, condominiums, retirement lifestyle accommodation and commercial activities.

Already under construction is the Links Café cum club with pool, tennis and four of the eventual nine holes of Golf. Four sample Lakeside Villas have already been completed, as have the roads, services and auxiliary facilities.

The site identified within the IM for the restaurant on the NH8 highway has been taken by McDonalds India and includes the country's first drive through facilities. The restaurant, currently under construction will open in May of 2002.

An MOU has been signed with an Australian group to jointly develop the Hotel, Spa and Conference facilities and it is hoped that these will get under way early in 2003. ■

To the south of Delhi lies the district of Gurgaon, an area demarcated as the National Capital Region (NCR). The major road linking Delhi to Mumbai (via Jaipur) is the National Highway 8 (NH8) and it is this impressive six lane highway which passes through the heart of Gurgaon. Along the NH8 Highway and near the main Naurangpur Road intersection is the 255 acres site of Karma Lakelands Resort.

The site is 28 km (25mins.) from the International Airport, 33 km from the Domestic Airport and is strategically placed in Delhi's fastest growing region.

Karma Lakelands, while located to take full advantage of excellent access, has also been blessed with the planting of more than 15,000 trees over the past nine years giving this superb site a fully established landscape presence.