

# Shortland Waters Golf Course

## Design Philosophy

The Shortland Waters Golf Course reworks are designed to be playable by members of the SWGC with a subtle mix of medium length holes and strategic bunkering rewarding thoughtful shot making.

The existing course could be classified as a parkland style with a mix of narrow short to medium length holes with minimal bunkering. It is a course which requires accuracy from the tee rather than brute length and rewards shots into the green which are played from the correct side of the fairways. This fundamental strategy is to be maintained with the new holes albeit the plantings of large trees will be problematic.

## Design Constraints

The north paddock, otherwise known as the Lorna Street holes present many challenges, not least of which is the ability to get 5 holes which flow seamlessly from one to hole to the next whilst trying to maximise the overall length of the course.

The ground in which the new holes lay present many issues from not only a construction perspective but also from drainage, irrigation and a flood storage one. Sites such as this need to maintain their flood storage capabilities so as to not unduly affect surrounding land uses to the point where their peak flood levels rise as a consequence of filling the golf course unnecessarily.

Although filling the Lorna St paddock to gain an overall 'free draining' land form is achievable from a straight engineering surface level perspective, the reality is that excessive filling of this paddock given its previous land fill history, will in fact lead to loading pressures not able to be withstood by the inherent site materials. With this in mind, the challenge has been to juggle the minimum requirement of getting greens above a 1:20yr flood levels in order to protect the integrity of the green profile, whilst also providing a reasonable surface fall in fairways and surrounds so that water is still able to be removed from the playing surfaces as efficiently as possible.

Green profiles themselves have been reviewed and modified so as to protect the integrity of the greens in the longer term. The greens will aim to have 5 distinct pinnable areas offering a variety of strategies for the golfer. This should also allow the green to recover more effectively during peak playing times.

Like the greens, the tees will be protected through a modified sub base construction methodology to cater for the land fill characteristics of the Lorna Street holes. The tees themselves will consist of a back, middle and front tee to cater for the various golfers while the par 3 tees will be as large as practical to cope with the usage.

The bunkering of the course will be in a similar vein to that installed on the recently completed first green. This will utilise the Bunker Matrix © construction methodology system in order to minimise the longer term maintenance requirements by reducing wash outs and minimising the sand

replacement requirements over time. The bunkers on the Lorna Street holes will not be excessively deep due to the nature of the ground conditions in the area.

Landscaping of the new holes will be somewhat limited due to the contamination layer covering the land fill which is in close proximity of the finished surface. As a result, the profile of plantings will consist more of groundcovers and smaller plant communities with relatively shallow root systems. Larger trees and shrubs will need to be located in areas where it is known that a substantial amount of cover over the land fill is actually present.

Sorecard Proposed Final												
notes	hole	par	mens	par	ladies		hole	par	mens	par	ladies	notes
ex. 8th	1	5	452	5	431		10	4	334	4	295	ex. 17th
	2	3	146	3	95		11	3	153	3	90	ex. 18th
ex. 14th	3	4	311	4	282		12	4	335	4	302	ex. 1st
	4	3	187	3	121		13	5	483	4	332	ex. 2nd
	5	5	476	5	400		14	3	147	3	129	ex. 3rd
	6	4	332	4	279		15	4	358	4	291	ex. 4th
	7	4	359	4	302		16	4	401	4	267	ex. 5th
	8	5	465	5	412		17	3	167	3	138	ex. 6th
	9	4	382	4	309		18	4	301	4	293	ex. 7th
	<b>Out</b>	<b>37</b>	<b>3110</b>	<b>37</b>	<b>2631</b>		<b>In</b>	<b>34</b>	<b>2679</b>	<b>33</b>	<b>2137</b>	
							<b>Out</b>	<b>37</b>	<b>3110</b>	<b>37</b>	<b>2631</b>	
							<b>Total</b>	<b>71</b>	<b>5789</b>	<b>70</b>	<b>4768</b>	

### Hole by Hole:

#### **Hole #1; Par 5; Men's Tee 452m; Ladies Tee 431m**

Will occupy the existing 8<sup>th</sup> hole and play as is.

#### **Hole #2; Par 3; Men's Tee 146m; Ladies Tee 95m**

The new 2<sup>nd</sup> hole will be a short par 3 played downhill to a green set next to the existing irrigation dam and occupying the existing turf nursery. The feature of this hole will be the magnificent backdrop of the wetland behind which will show off the green.

#### **Hole #3; Par 4; Men's Tee 311m; Ladies Tee 282m**

Will occupy the existing 14<sup>th</sup> hole and play as is.

#### **Hole #4; Par3; Men's Tee 187m; Ladies Tee 121m**

The first of the new holes on the north paddock, the par three 4<sup>th</sup> will play slightly uphill to an elevated green guarded by two bunkers on the right hand side. The green will be orientated from

front left to back right making a shot shaped from left to right the best bet to get the ball close to the hole.

**Hole #5; Par5; Men's Tee 476m; Ladies Tee 400m**

The second of the new holes on the north paddock, the par five 5<sup>th</sup> will play along the wetland heading northwards. The fairway will slightly twist to the right with bunkers strategically located both left and right as it makes its way to the green. The green will be best approached from the left hand side of the fairway as this will present the best line into the flag. A small drop off on the middle right of the green will present a challenge to anything coming up short.

**Hole #6; Par4; Men's Tee 332m; Ladies Tee 279m**

The sharp dogleg left 6<sup>th</sup> will head back to the south and will demand a long drive off the tee to afford the best line into the green. A wetland or nutrient stripping pond will be located to the left of the green waiting for any hero who tries to fly the 240m required to get to the green from the members tee. The best bet to play well on this hole will be to drive the ball as close to the fairway bunkers on the left hand side which will then give the best line into the green from about 110m. Anything going right will find the greenside bunker from where a downhill shot to the flag will make getting up and down a difficult affair.

**Hole #7; Par4; Men's Tee 359m; Ladies Tee 302m**

The straightaway 7<sup>th</sup> will head back to the north and will reward a drive up the right half of the fairway careful of avoiding the right hand fairway bunker. Although plenty of room to the left, the fairway will have an abrupt run out at about 250m from the back tee. The green is slightly orientated from front right to back left and is guarded by a left greenside trap.

**Hole #8; Par5; Men's Tee 465m; Ladies Tee 412m**

Heading into the opposite direction to the 5<sup>th</sup>, the par 5 8<sup>th</sup> offers a chance for birdie if played correctly. A relatively generous fairway with only one bunker down the right side at 250m from the back tee, the hole is all about the second shot. If the decision is not to go for this green in two, then the best play is to lay up short the second fairway bunker on the left. From here a 75m pitch shop up the length of the green will afford the best line into the flag. Any shot not finding the green will be faced with a tricky up and down particularly from any of the greenside traps on the right.

**Hole #9; Par4; Men's Tee 382m; Ladies Tee 309m**

Teeing off near the existing 15<sup>th</sup> tee, this longish par 4 will take up the space currently occupied by the practice/turf nursery area to the left of the 16<sup>th</sup> hole. The dogleg right will be guarded by two fairway bunkers protecting the dogleg forcing golfers to play out to the left. The best alignment off the tee will be the left fairway bunker located about 270m from the back tee. The straightaway green will be protected by a lone left hand side greenside bunker and a drop off on the back left.

**Hole #10; Par4; Men's Tee 334m; Ladies Tee 295m**

Will occupy the existing 17<sup>th</sup> hole and play as is.

**Hole #11; Par3; Men's Tee 153m; Ladies Tee 90m**

Will occupy the existing 18<sup>th</sup> fairway and will play to a new green from the existing back tee. Two additional tees will be located on the right hand side of the existing fairway opening up the tee shot into the green. The uphill par 3 green will be orientated front right to back left with a bunker located on the left side protecting any pin cut to the middle or left of middle. With the majority of the green surface hidden from the golfers view from the tee, distance control will be critical in getting this onto the green.

**Hole #12; Par 4; Men's Tee 335m; Ladies Tee 302m**

Will occupy the existing 1<sup>th</sup> hole and will play from a tee in close proximity to the clubhouse still to be determined.

**Hole #13; Par 4; Men's Tee 483m; Ladies Tee (par 4)332m**

Will occupy the existing 2<sup>nd</sup> hole and will play as is. An opportunity exists to lengthen the ladies course on this hole with the construction of a new tee and thereby extending it back to a par 5.

**Hole #14; Par 3; Men's Tee 147m; Ladies Tee 129m**

Will occupy the existing 3<sup>rd</sup> hole and will play as is.

**Hole #15; Par 4; Men's Tee 358m; Ladies Tee 291m**

Will occupy the existing 4<sup>th</sup> hole and will play as is.

**Hole #16; Par 4; Men's Tee 401m; Ladies Tee 267m**

Will occupy the existing 5<sup>th</sup> hole and will play as is. Another opportunity exists to lengthen the ladies course by locating an additional tee on or near the forward member's tee thereby making it a par 5.

**Hole #17; Par 3; Men's Tee 167m; Ladies Tee 138m**

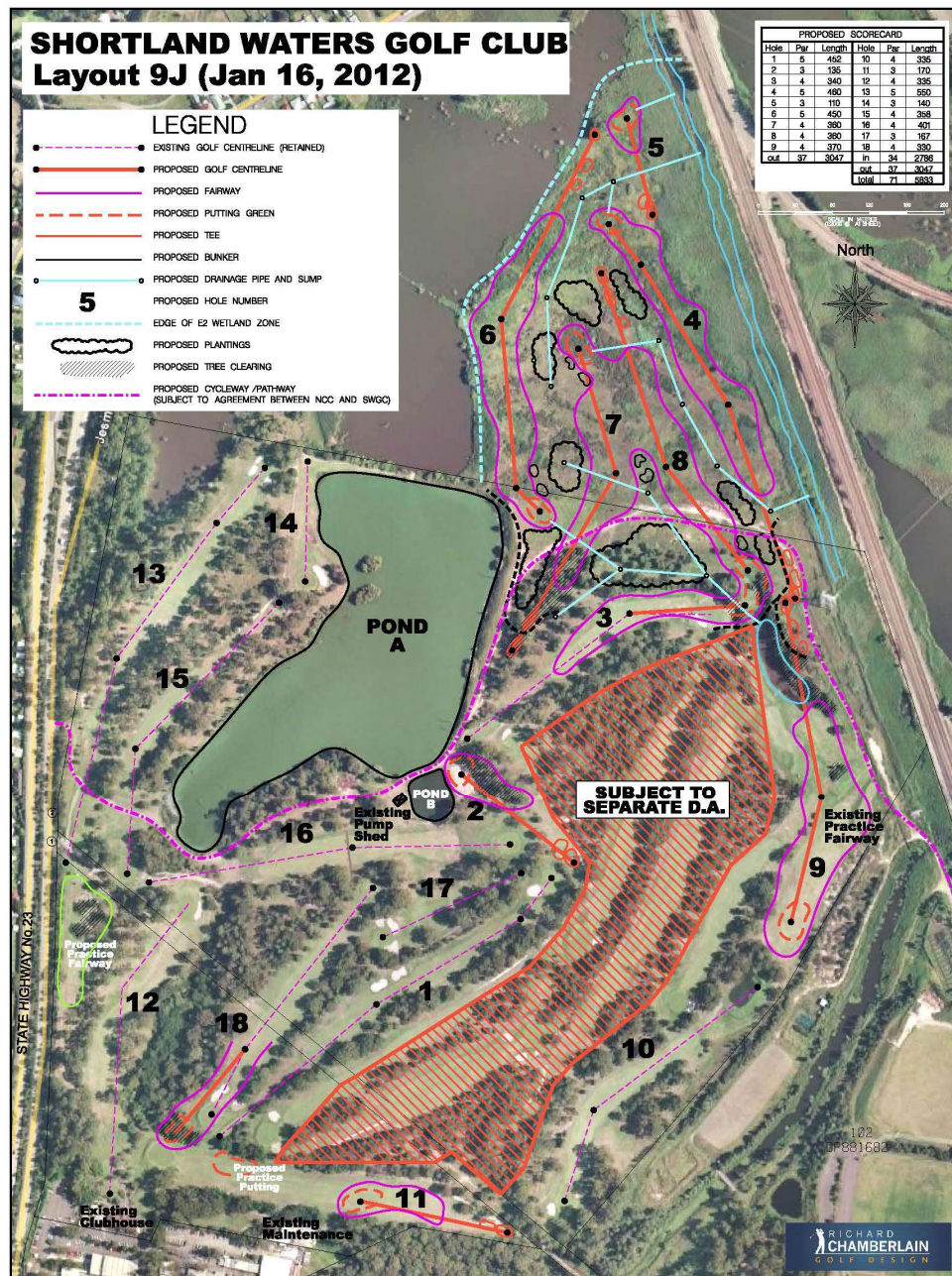
Will occupy the existing 6<sup>th</sup> hole and will play as is.

**Hole #18; Par 4; Men's Tee 301m; Ladies Tee 293m**

Will occupy the existing 7<sup>th</sup> hole and will play as is.

## Original Masterplan

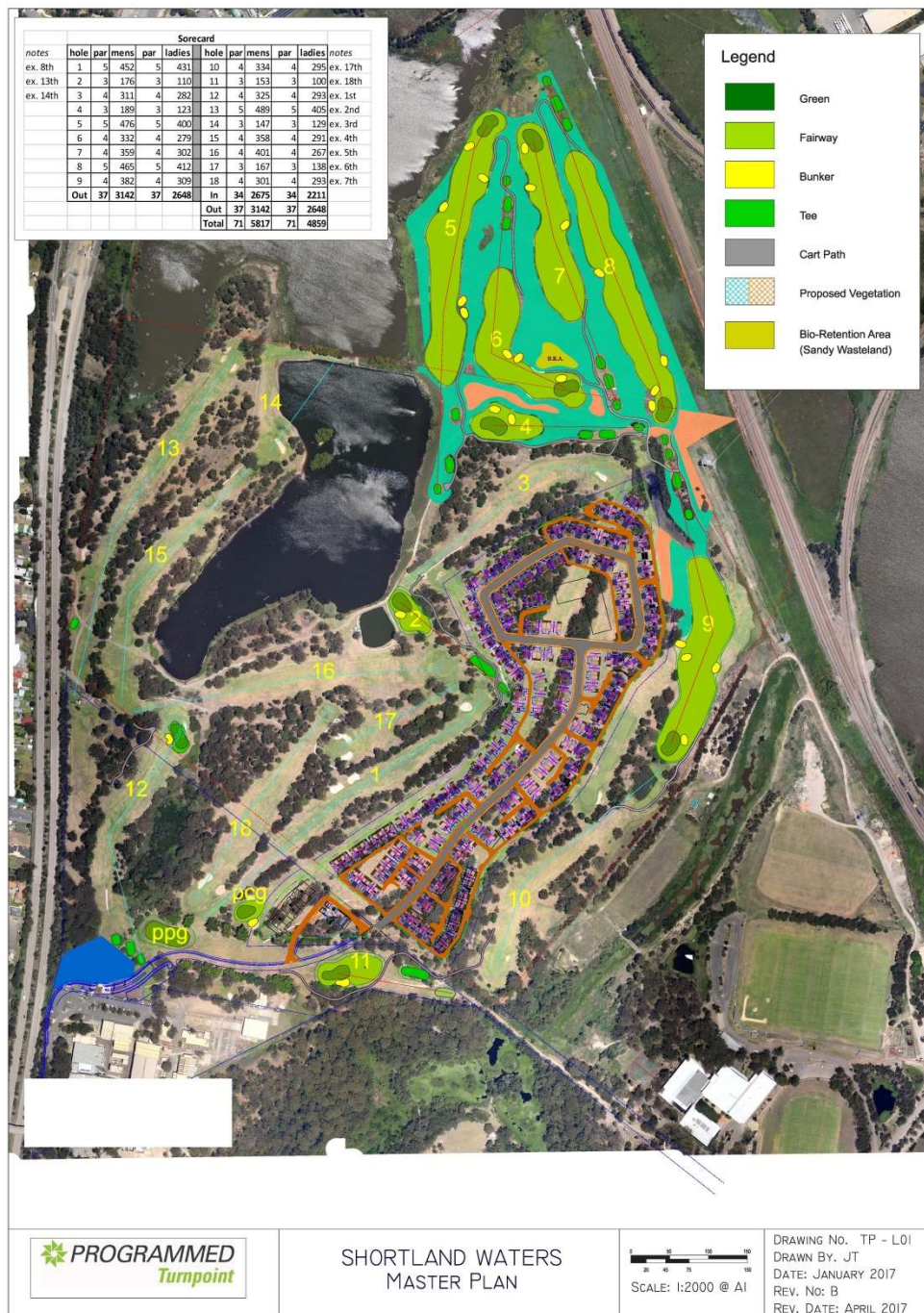
The original masterplan was initially laid out by Richard Chamberlain Golf Design in response to brief handed to him by Chamber Developments (No relation).



Further to the Development Approval process (received in September 2016) and the subsequent Construction Certificate being issued in August 2017 this plan has been slightly modified as it reacted to site constraints involved with the Lorna St property.



## Current Masterplan



The current masterplan has been updated to reflect the specific consent conditions required under the development approval and the subsequent construction certificate. All new holes proposed since the original masterplan have been laid out in accordance with current best practice safety setbacks in mind. In this regard the new holes #2, 9 and 11 have been located in such proximity to provide sufficient setbacks to the future residential boundaries.