

Item: 5

Community Development Fund Sub-committee: 29 September 2020.

Application Number 0/5/8/68.

Orkney Golf Club.

Enhancements to Orkney Golf Club.

Report by Executive Director of Development and Infrastructure.

1. Purpose of Report

To consider an application from Orkney Golf Club for assistance towards enhancements to Orkney Golf Course.

2. Recommendations

The Sub-committee is invited to note:

2.1.

That Orkney Golf Club has applied for assistance from the Community Development Fund for assistance towards enhancements to Orkney Golf Course, in order to improve the experience and accessibility of the course for both members and visitors, at a total estimated eligible cost of £81,189.

2.2.

That, in May 2019, Orkney Golf Club secured grant assistance from the Community Development Fund of up to £2,500, amounting to 49% of eligible project costs, towards a feasibility study into the proposed enhancements to Orkney Golf Club.

2.3.

That Orkney Golf Club is contributing £4,059 of its own resources towards the project.

2.4.

That Orkney Golf Club has applied for match funding, amounting to £36,535, from Sport Scotland towards the project.

2.5.

That messages of support have been received from the undernoted groups and individuals:

- Connect project, Voluntary Action Orkney.
- Liam McArthur, MSP.
- Orkney2023.
- Scottish Golf.

It is recommended:

2.6.

That a grant amounting to 50% of total eligible costs, up to a maximum sum of £40,595, to be met from the Community Development Fund, be offered to Orkney Golf Club towards enhancements to Orkney Golf Course, subject to the outcome of match funding applications, and a full funding package being secured.

2.7.

That powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Head of Finance, to authorise advance payment of the grant, referred to at paragraph 2.6 above, on receipt of invoices, if required, in order to assist cash flow requirements of Orkney Golf Club.

2.8.

That powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Solicitor of the Council, to conclude an Agreement, on the Council's standard terms and conditions, with Orkney Golf Club in respect of the funding, detailed at paragraph 2.6 above.

3. Background

3.1.

Orkney Golf Club was established in 1889 and formally constituted body and registered Community Amateur Sports Club. Orkney Golf Club's main objective is to provide a high-quality golf course for the local community and visitors. The club is run by a board of 12 committee members

3.2.

Orkney Golf Club's primary objective is to promote interest and participation in the sport of golf. This is achieved through the arranging of tournaments and competitions, and the provision of clubhouse and changing facilities. Current membership of the club is approximately 360, ranging from primary aged children to senior citizens.

3.3.

A feasibility study was undertaken in Summer 2019 whereby Orkney Golf Club commissioned a golf course architect. The consultant was tasked with producing a report which would outline how the course could be enhanced. The works included a full survey of the existing course and producing concept designs which could be developed to enhance the experience available through playing the course.

3.4.

The report identified a number of ways that the course could be enhanced hole by hole. These enhancements would enable the course to be attractive to more players of all ages and abilities, as well as make the course safer and more enjoyable for Orkney Golf Club's performance-level members. The enhancements would also enable Orkney Golf Club to showcase the course, as one of the host sports venues for the 2023 Island Games.

3.5.

After an initial meeting with a national officer during a visit to Orkney in January 2020, Orkney Golf Club has been identified for potential grant funding support from Sport Scotland. Orkney Golf Club has also agreed to provide the minimum 5% contribution from in-kind contributions. This has enabled Orkney Golf Club to progress to the stage of applying for the final funds required to deliver the project.

4. Project Proposal

4.1.

Orkney Golf Club wishes to carry out enhancements to Orkney Golf Course. The project will improve the experience and accessibility of the course for both members and visitors. This, in turn, will increase interest among people of all ages and abilities to join Orkney Golf Club thereby helping to ensure sustainability of the club for years to come. It will also allow the course to be showcased for the 2023 Island Games. Further details of the proposed enhancement works are contained in Appendix 1 attached to this report.

4.2.

The works include the following:

- Reshaping of fairways, greens, surrounds and ditches.
- Creation of new bunkers and mounding.
- Realignment of tees.
- Removal of gorse.

4.3.

The project costs, which have been determined by way of quotations and secondment agreements, and proposed funding arrangements, are outlined in the table below (inclusive of VAT as, despite Orkney Golf Club being VAT registered, in practice their partial exempt position limits the amount of input VAT the club can recover):

| Project Details. | Cost. |
|---|-----------------|
| Professional fees. | £5,800. |
| Equipment hire (for excavation and re-shaping works). | £11,667. |
| Course enhancement works. | £56,453. |
| Contingency. | £7,270. |
| Total. | £81,189. |
| Project Financing. | Amount. |
| Community Development Fund (50%). | £40,595. |
| Sport Scotland (45%). | £36,535. |
| Orkney Golf Club – in-kind contributions (5%)*. | £4,059. |
| Total. | £81,189. |

* Confirmed

4.4.

Due to the tight timescales for some of the enhancements, Orkney Golf Club has commenced a small portion of the works over the Summer. This was principally to allow sufficient time for the ground to recover, in preparation for the 2023 Island Games. Prior to COVID-19, the works had been scheduled for Summer 2020, on the aspiration the full funding package would be in place. Orkney Golf Club was made aware that, as per guidance, any works undertaken prior to Community Development Fund approval, are done so at their own risk.

4.5.

Orkney Golf Club will continue to maintain and promote the enhanced course once the project is complete. None of the project works require planning consents.

5. Project Appraisal

5.1.

The proposals put forward in the development plan, which accompanies the application, outlines the intention to carry out a series of enhancements on Orkney Golf Course. This includes re-shaping and re-alignment at several holes, as well as removal of gorse and creation of new bunkers throughout the course. These enhancements will provide a welcoming and accessible course to all members and visitors of Orkney Golf Club.

5.2.

Letters of support in relation to this project have been received from the following groups and individuals:

- Connect Project, Voluntary Action Orkney.
- Liam McArthur, MSP.
- Orkney2023.
- Scottish Golf.

5.3.

The Community Development Fund and its predecessor, the Community Development Fund for the New Millennium, have supported a wide range of development projects involving sports and recreation, including:

- South Ronaldsay Golf Club towards establishment of a 9-hole golf course.
- Stromness Golf Club towards enhancements to Stromness Golf Course.
- Westray Development Trust towards development and environmental works at Westray Golf Course.

5.4.

With regard to Orkney Golf Club's application, the following is an assessment and evaluation against each of the approved assessment and evaluation criteria:

5.4.1. Evidence of need

- Orkney Golf Club, in partnership with Stromness Golf Club, undertook a feasibility study in 2019 to determine how the course could be enhanced and how participation could be increased from all demographics within the local community. The findings of the study were distributed to all members of the club, who had an opportunity to comment on the proposals. Following this exercise, a final decision to progress on the recommended works was passed at its Annual General Meeting.

5.4.2. Achievability

- Orkney Golf Club is run by a volunteer committee of 12 people, who represent a wide demographic within the local area and possess a wide range of skills and experience to carry through the project, including financial and project management experience.
- The members of the committee have been involved in the development and co-ordination of the feasibility study. As the feasibility study was part-funded by the Community Development Fund, Orkney Golf Club has gained valuable knowledge and experience of the requirements of the proposed development, as well as an insight into the project management and claims process required for this, and for other potential funds.

5.4.3. Sustainability

- The project will help support the sustainability of Orkney Golf Club for the future, by providing the opportunity to enhance the facility based around the main recommendations from the feasibility study. This will help ensure current membership is maintained, as well as encouraging new members, thus helping sustain the club and course for future generations.
- Orkney Golf Club has a small wind turbine, which helps to reduce the electricity costs for the club's facilities. The club has also utilised the skills and knowledge of their head greenkeeper to introduce their own turf nursery, which saves on turf and haulage costs as well being more environmentally sustainable.

5.4.4. Serving the local public and having lasting benefits

- The project will benefit the wider golfing community within Orkney as well as tourists who choose to play this course. It will also benefit the various community groups, through the proposed enhancements to accessibility. It is intended that, once this project is complete, Orkney Golf Club will host further open days, which will be free of charge and allow anyone who wishes the opportunity to try golf on the enhanced course.

5.4.5. Opportunities provided or upgraded

- The proposals seek to enhance the Orkney Golf Course, which is one of the main sporting and recreation facilities within Orkney. The various facets of this project have been designed to be as cost effective and beneficial as possible to all existing and potential members of Orkney Golf Club.

5.4.6. Enriching quality of life

- Golf is a mildly active sport which can be enjoyed by a wide demographic. At present, Orkney Golf Club has players who started actively playing as young as 3 years old and others who started playing in their 60's. Enhancing the course will not only continue to provide for these varying age groups but will also allow Orkney Golf Club to continue their strong track record of delivering opportunities for people of all ages to try the sport. The physical benefits are supported by excellent mental wellbeing provided by personal challenges and social interaction offered by the sport.

5.4.7. Value for money

- Project costs have been carefully identified through completion of the feasibility study. In-kind contributions of labour and equipment provides a cost saving to the project. Also, the enhancement works are to be completed by Orkney Golf Club's head greenkeeper. The head greenkeeper has significant industry experience, helped feed into the feasibility study, and has been identified as a saving compared to using a building contractor. As such, utilising this experience, through a formal secondment agreement onto this project, demonstrates better value for money, as well as ensuring there is no double funding of his time.

5.4.8. Partnership funding

- There is the potential of securing external funding amounting to £36,535 from Sport Scotland.
- Orkney Golf Club has agreed to provide the minimum 5% match funding in the form of in-kind contributions. This includes volunteer labour, as well as a donation of equipment.

6. Links to Council Plan

6.1.

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Council Plan strategic priority theme of Quality of Life.

6.2.

The proposals in this report relate directly to:

- Priority 5.10 – Work with partners to support Orkney's hosting of the 2023 Island Games.
- Priority 5.16 – Work towards implementing the recommendations of the Sports Strategy.

7. Links to Local Outcomes Improvement Plan

The proposals in this report support and contribute to improved outcomes for communities as outlined in the Local Outcomes Improvement Plan priorities of Strong Communities and Living Well.

8. Financial Implications

8.1.

In July 2016, a further £1,000,000 was allocated to the Community Development Fund, with £100,000 ring-fenced for Community Councils, leaving £900,000 remaining in the new allocation.

8.2.

A total of £471,327 has been allocated from the 2016 tranche of funding to date.

8.3.

Any award to Orkney Golf Club in respect of this project would be met from within the Fund, referred to at section 8.1 above.

8.4.

The option of accessing Community Development Fund grant as an advance payment, in order to assist cash flow, may also be required to ensure the project reaches a satisfactory conclusion. It is therefore recommended that powers be delegated to the Executive Director of Development and Infrastructure, in consultation with the Head of Finance, to authorise advance payment of the grant, if approved, on receipt of invoices if required in order to assist Orkney Golf Club with its cash flow requirements.

9. Legal Aspects

9.1.

There are no legal constraints to the recommendations in this report being implemented and the relevant powers are contained in section 20 of the Local Government in Scotland Act 2003.

9.2.

If grant assistance is to be provided by the Council, a legally-binding agreement will require to be entered into between the Council and the recipient setting out the terms on which the funding is being provided.

10. Contact Officers

Gavin Barr, Executive Director of Development and Infrastructure, extension 2301, Email gavin.barr@orkney.gov.uk.

Roddy Mackay, Head of Planning, Development and Regulatory Services, extension 2530, Email roddy.mackay@orkney.gov.uk.

Jackie Thomson, Development and Regeneration Manager, extension 2507, Email jackie.thomson@orkney.gov.uk.

Stuart Allison, Economic Development Manager, extension 2514, Email stuart.allison@orkney.gov.uk.

Alister Brown, Economic Development Officer, extension 2512, Email alister.brown@orkney.gov.uk.

11. Appendix

Appendix 1: Drawings of works proposed to Orkney Golf Club.

Appendix 1



Orkney Golf Club

Analysis & Concept Design Report

prepared by

Rennie Design Ltd Golf Course Architects, August 2019



Orkney Golf Club

Analysis & Concept Design Report



INTRODUCTION

Rennie Design Golf Course Architects have been commissioned by Orkney Golf Club to undertake an analytical review of the existing 18-hole golf course within the overall facility. The study has been carried out in order to develop conceptual ideas and views of how the club can move forward in a sustainable, environmental and economic manner with course improvements. The commission has seen Rennie Design Ltd carry out an analytical review of the existing golf course providing professional external opinions on how the club may be able to enhance the existing facilities and future proof for many years to come. The production of this report has been carried out in advance of the International Island Games to be held in 2023 allowing for cost estimates to be generated for potential grant aid funding applications.

Golf Course Architecture

Rennie Design Ltd offers International Golf Course Architecture services based in Scotland the home of golf. We are led by an aspiring young award winning Golf Course Architect Stuart Rennie who is the Toro Sponsored European Institute of Golf Course Architects (EIGCA) Student Architect 2009. He was fortunate to have won this award after studying the coveted Post Graduate Diploma in Golf Course Architecture run by the EICGA and was also successful in passing the course with Distinction. Having studied many 'Classic' courses and the works of historical Golf Course Architects such as Old Tom Morris, Donald Ross, James Braid and Alistair Mackenzie, besides many of the modern day Architects, Rennie Design Ltd are proud to offer specialist restoration, renovation and design improvement services which respond to the classic design principles incorporating modern day Rennie Design philosophies. The Rennie Design philosophies integrate the historical golf architecture principles of designing with nature and strategic play, and combine them with analytical, environmental and contemporary approaches to design.

Golf Course Architect

Stuart Rennie is a qualified professional golf course architect & landscape architect and a senior member of the European Institute of Golf Course Architects. Stuart has worked for Peter Thomson's design practice in Australia and for their London office for the best part of 8 years. This experience has seen Stuart work on projects throughout Australia, New Zealand, China, Middle East and the UK. Stuart formed Rennie Design Ltd in 2011 his specialist international design practice based in Glasgow Scotland, focusing on Golf Course Architecture & Landscape Architecture as well as Private/Public Garden Design and Environmental Consultancy. The varied professional experience and expertise allows us to carry out projects of any size from inception to completion. Rennie Design believes in building a strong professional relationship with the client team, which helps develop the optimum design solutions.

Select Experience

Over the years Rennie Design have been working with a variety of clubs throughout the UK on similar projects, we are currently working with West Kilbride GC where we have completed the construction of some 35 bunker complexes and a new green improving the visual, strategic and playability aspect of the greenside and approach bunkering. We have also just completed the construction of the new Kings Course (previously Torvean GC) in Inverness which we designed and project managed from the inception to completion, the course was opened early in July 2019.



Orkney Golf Club

Analysis & Concept Design Report



PROCESS & GOLF COURSE STATEMENT

Orkney Golf Club sits on the hill to the north of Kirkwall overlooking the town and surrounding landscape, affording fantastic views out across the Kirkwall bay. Golf has been recorded on the Orkney Isles as far back as the 16th century and golf started in its current location at Orkney Golf Club in the late eighteenth century. The course was historically cut out of the heather heath that is evident on the top of Wideford today. The routing of the course has changed over the years from 9 holes and then different 18 hole layouts with golf being played in the higher fields above the 7th & 8th holes. The course was consolidated to its current form in 1966 removing holes from the higher wet fields. These high fields have become arable farmland with a small section being worked as a turf nursery by the green staff. The course is par 70 on the card but should probably be played as par 69 as the 2nd hole is less than par 5 distance of 475 yards.

The course is fairly open to the natural environment set upon the hill side where wind will play a big part in the day to day play. There is a mix of cut grassland, roughs and vegetation plantations some of which have been unsuccessful due to wind blow and species selection.

The greens staff have been building a number of new bunkers over the years which are creating visual and strategic interest. The style has an Australian influence which is unique in the Highlands of Scotland and something the club should build upon. Rennie Design believe strongly about the visual and strategic aspect on golf courses which is commonly highlighted within course analysis documents like this. Golf is very much a visual and strategic game where a puzzle is set out in front of the golfer to solve. Visual and strategic interest can be a combination of rough textured grassland, vertical elements, mounding, visible bunkers, greens with movement and good quality well shaped surrounds etc.

The course is maintained to a high standard throughout with few green keeping staff. The course has a number of short par 4's, a couple of long par 5's with mundane tee shots from the back, two good looking par 3's and two not so good. Some of the short par 4's present some health and safety concerns which must be addressed moving forward. The greens are generally a good size but some lack shape and contour due to being historically set on the land rather than being shaped with some areas being practically un-pinnable such as the 3rd. The greens are in good condition with a mix of fine native grasses. There is no irrigation system throughout with water being extracted from the quarry on the course when necessary. The engineered main drain that cuts through the course comes into play in a number of areas, this could become more naturalised and strategic within play.

The fairways are tight in areas due the course being forced into a smaller portion of land some years ago, some holes have good teeing areas and others have random teeing set ups with varied tees sporadically spread out. The actual tee shots on the majority of the longer holes lack visual and strategic interest where the player can stand up and hit with no real worry, this needs to be mixed up to improve the playing experience. The greens staff have been trying to promote the growth and management of longer roughs to create texture and definition, visual appeal and ecological areas without this the course would become blander.

As the course would have been laid out upon the land, there are steep slopes and flatter cut and fill areas which lack contour. Over the years greenkeeping machinery and maintenance has improved therefore the once slower playing surfaces have become faster which is now an expectation of the golfer. Unfortunately a couple of historical greens at Orkney GC have become less playable and are un-pinnable or being played from the wrong angle to steeply sloped surfaces. When conditions are like this there needs to be more focus on the outer areas of greens and approaches to allow for good playing conditions giving the golfer a better opportunity to access the green from the recovery shot.

It is fairly clear to identify bunkers that have not been re built on the course, they are flat, lack visual and strategic interest and could be improved dramatically to become complimentary hazards and features consistent with the new ones on the course. As mentioned the re built bunkers work well, have good shape, are well supported with mounding and have interesting noses and tongues with textured rough grassland upon them which is visually interesting. There are a number of areas where rough grassland has been left to grow on mounding creating visual interest, this is a fairly simple way to create strategic visual aspect to a golf hole which requires minimal maintenance. Creating a consistent and cohesive style and visual impression throughout brings the overall golf course together and makes the experience of playing more enjoyable.

In today's world golf clubs tend to have a desire to extend their courses which is often not possible due to the lack of available land in already tight historical routings. Creating length is not always the answer which if implemented can make holes a longer more mundane haul or unsafe. Without worrying too much about creating length a course can be improved by creating improved strategy, visual interest and enjoyable playability. At Orkney Golf Club there has been an attempt to improve length but unfortunately health and safety issues have arisen as a result of installing a number of new tees which are not currently in use. Length will be reviewed as part of the overall master planning process.

The following documentation provides a hole by hole analysis and concept design proposals with associated explanatory text which is then followed by concluding professional recommendations and suggestions.



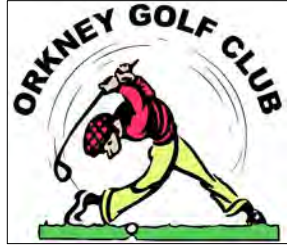
Strength - New bunker style



Weakness - lack of visual and strategic interest from tee shots



Weakness - un-pinnable green with steep slopes



Orkney Golf Club

Analysis & Concept Design Report

Hole 1 - Par 4
345 yards

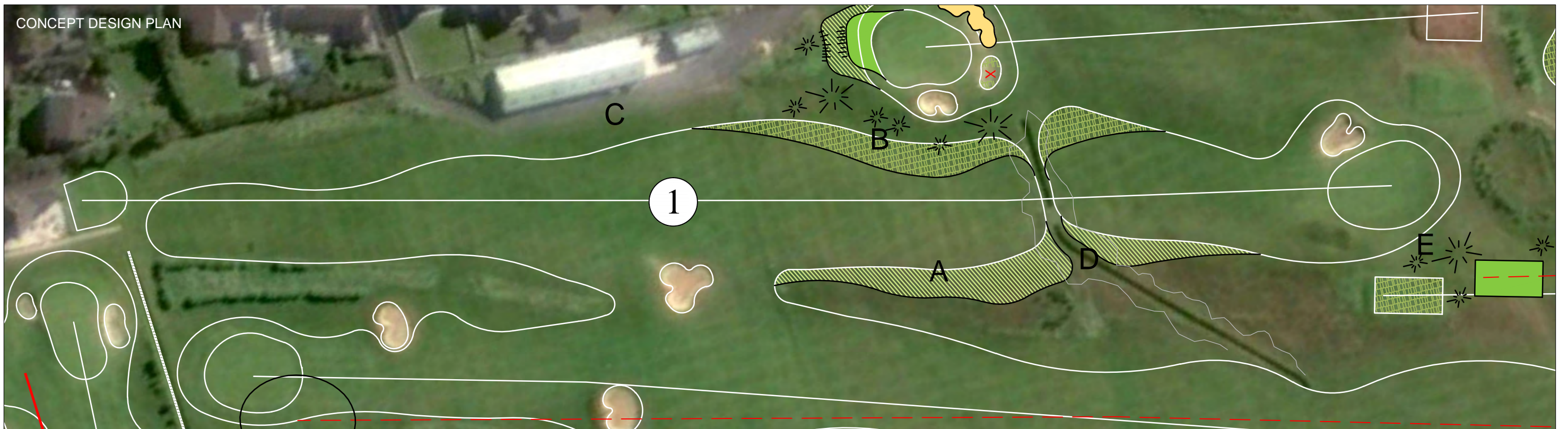


Analytical Hole Review:

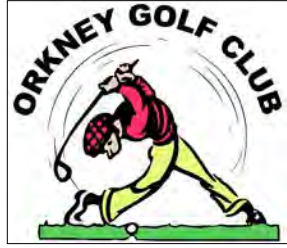
Nicely constructed teeing area. Penal bunker at 160 yards on the right side which comes into play on the 9th as well. Ditch sitting at 250yards is engineered and difficult to maintain. Sheds are visible from the tee and walking up the hole. Both the short right bunker and the green side bunker are visually impressive providing a character that stands out compared to other course throughout the north of Scotland, this style and character with rough grassland noses and tongues provides fantastic visual interest and individual character.

Concept Design Proposal

- A. There is an opportunity to push the fairway to the right slightly to create improved separation with the 4th green. Flipping the cut line to look like its a slight right to left dogleg rather than left to right.
- B. Create more good quality shaped mounds on the left side which could run into the fairway slightly.
- C. Plant some gorse on the back of the small mounds along the side of the greens shed to improve the visual aspect.
- D. There is an opportunity to create a more natural ditch rather than its currently engineered state which is difficult to maintain as well as being a health and safety risk for those maintaining and for players potentially falling in. Soften the slopes and improve the location to enhance the strategic aspect.
- E. Create more separation mounding to the back right to compliment the existing which could be built on the back of a new 2nd tee.



Scale, 1:1000@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 2 - Par 5

464 yards (Par 5 Length is 475yards?)



Analytical Hole Review:

The landing area is blind from the already raised back tee, the 9th back tee is also blind and in a dangerous location which is a health and safety concern.

The drive is slightly featureless with no vertical element providing direction of play other than the marker post.

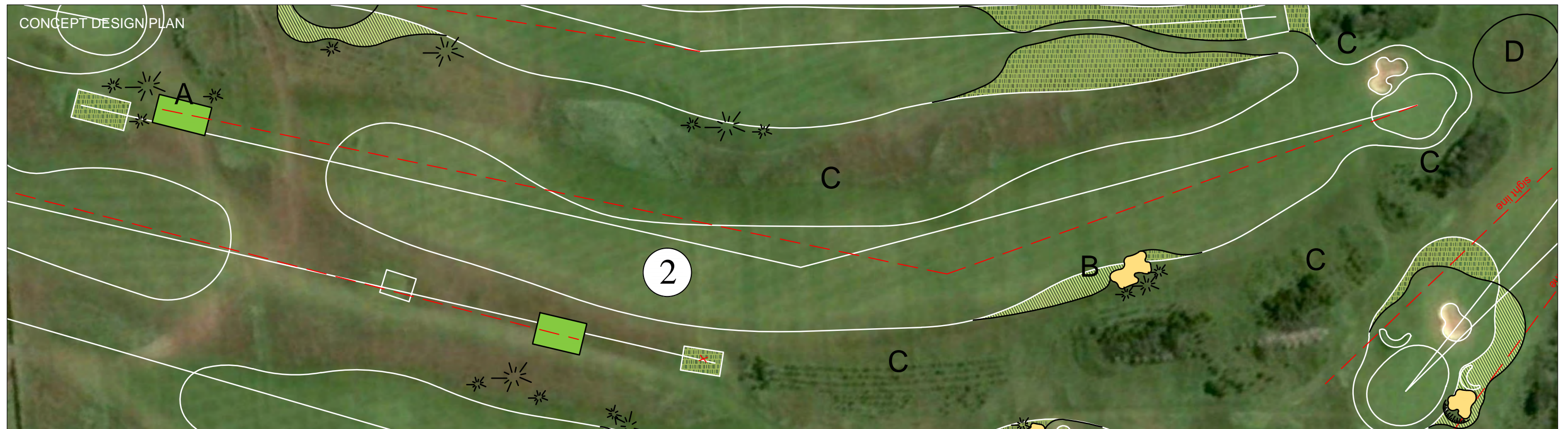
Heather is starting to regenerate within the rough areas which could be a feature of the course.

Over the years there seems to have been lines of willow and pines planted which is unnatural. The Rosa rugosa and structure planting closer to the green does not look too bad but this needs management with the Rosa rugosa spreading and overall planting areas encroaching on play. Some young staked planting has not been successful at all, this will need to be reviewed and removed with the possible incorporation of strategically planted gorse areas by the architect.

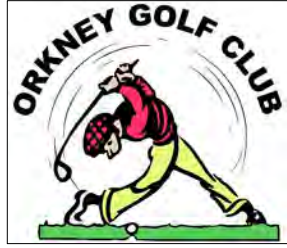
The green side bunker is not visible until you reach the 200 yard marker, there is an old bunker just right of the 115yard stake. Some nice bunker work and back stop mounding (create future mounding with more irregularity). The green could be longer or further back given it is receiving long running shots.

Concept Design Proposal

- A. The hole is actually the length of a par 4 not a par 5, by moving the tee forward and to the left slightly the fairway will become more visible as will the players on the 9th tee.
- B. A visible fairway bunker on the right side would challenge the longer hitters and enhance the visual aspect of the second shot.
- C. The overall planting requires to be reviewed with some select removal on site with the architect. Planting needs to be cut back around the green and Rosa rugosa managed. Manage the rough to enhance the potential for the regeneration of heather.
- D. There is space behind the green to make the green longer or to place it further back to maintain par 5 status.



Scale, 1:1250@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 3 - Par 4
380 - 325 yards

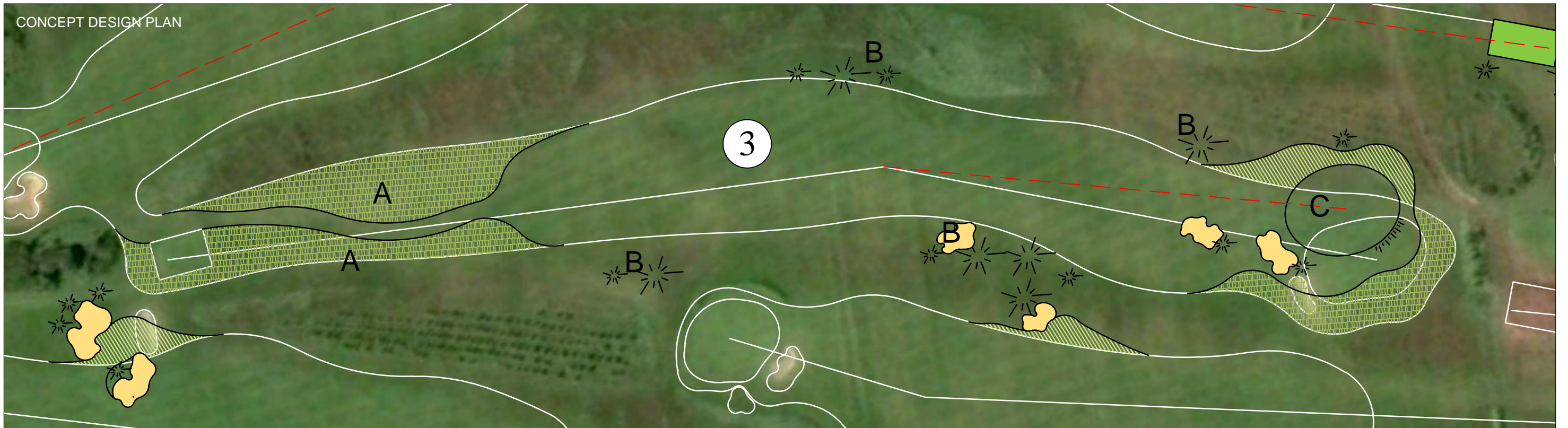


Analytical Hole Review:

A bland tee shot with the risk of the 5th green on the slice right hand side.
Random unsafe back tee should be removed.
The green side bunker is not really visible on approach.
There is little separation between the 3rd and the 5th.
Green slopes severely with no back stop having previously been played from a different angle.
There is space to reconstruct a much more receptive and well designed green with features.

Concept Design Proposal

- A. Allow the rough to grow to create shape, texture and visual interest around the teeing area.
- B. Create separation mounding between the 3rd and 5th and add to the mounding already created at the 5th green. Add some complementary mounding to the left of the fairway, these mounds should be managed rough grassland creating visual interest and texture. Incorporate a visible bunker into the right mounding.
- C. Design and build a new raised green with new visible features to improve the overall hole.



Scale, 1:1000@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 4 - Par 3
153 yards



Analytical Hole Review:

The 4th hole has been shoe horned in which has created a lack of space between the 1st and 5th. The green is severely sloped off the left bunker into the green, there is a good chance that a ball landing on the firm slope will easily run across the green down the slope and into the ditch against the wall. The cops of trees to the right of the tee are out of character but do shield the view of the next tee.

Concept Design Proposal

- A. Improve the separation between the 4th and the 1st through the back left by creating new well shaped mounding.
- B. Remove the middle left bunker to allow for a good quality landing area to be created.
- C. Create a larger wrap around front right bunker to catch balls going right.
- D. Create a swale with nice shaped shallow rough grassland mounds to stop balls running into the ditch.
- E. Extend the green to the back creating more pin positions.
- F. Existing mounds through the back could be planted with gorse.



Scale, 1:500@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 5 - Par 4
302 yards

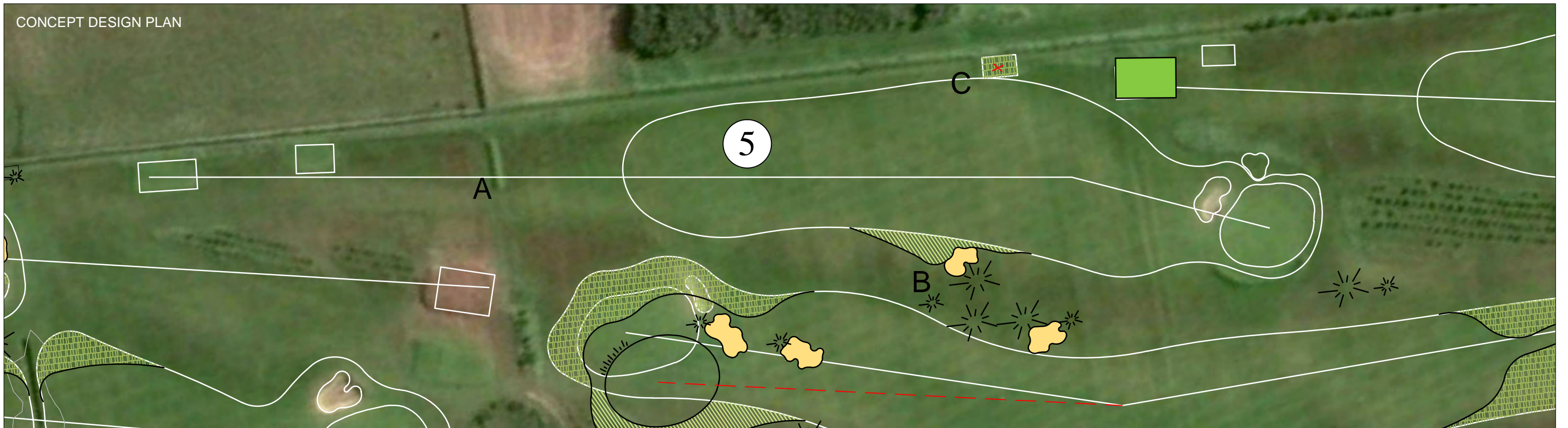


Analytical Hole Review:

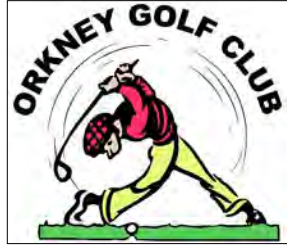
Tee shot lacks character with no real sense of direction other than the marker post.
The straight line bund affects play from the forward tee, ladies must have issue carrying it from the back tee.
Some nice work around the green with the bunkers and the mounding to the right, the back of the mounds could be left as rough grassland to provide texture and visual interest. The bunkers are slightly different to others that have been constructed but a couple of sharper angles could be made later. Shapes of mounds are quite consistent.
Nice shaped green and good strategic bunker placement.
Requires visual aspect on the right from the tee shot.

Concept Design Proposal

- A. Move the ladies tee forward and re assess whether the mounding in front of the tee is still problematic.
- B. Create significant well shaped mounding to be visible from the tee on the right side creating separation between the 3rd and 5th, add further mounding to the back right of the green. There may be an opportunity to create a fairway bunker on the right within these mounds to improve the strategy.
- C. Remove un safe 6th back tee which comes into play and is blind from the 5th tee.



Scale, 1:1000@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 6 - Par 4
323 yards



Analytical Hole Review:

Consolidate the variety of random shaped and sized tees into one or two decent sized graded tees.
Capitalise on the old cross bunker strategy, the bunkers are currently sitting on the short side and the landscape context will only allow them to push up slightly.
Spruce tree planting does not look to bad here.
There is a forced carry over the ditch to the green with the ditch being very close to the green and little bale out opportunity.
The green is hemmed in but there is an opportunity to create a larger green to left and provide a bigger landing area apron and alter the ditch depending on the lay of the land.

Concept Design Proposal

- A. Create a consolidated larger graded teeing area.
- B. Remove short left bunker and create two carry bunkers on the right side. Open the fairway up to the left slightly.
- C. Cut the green out to the right slightly and create a bigger bale out area short left whilst at the same time naturalising the ditch and improving its strategic location.
- D. Clear out and create cleaner looking wetland to the left.



Scale, 1:1000@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 7 - Par 3
151 - 131 yards

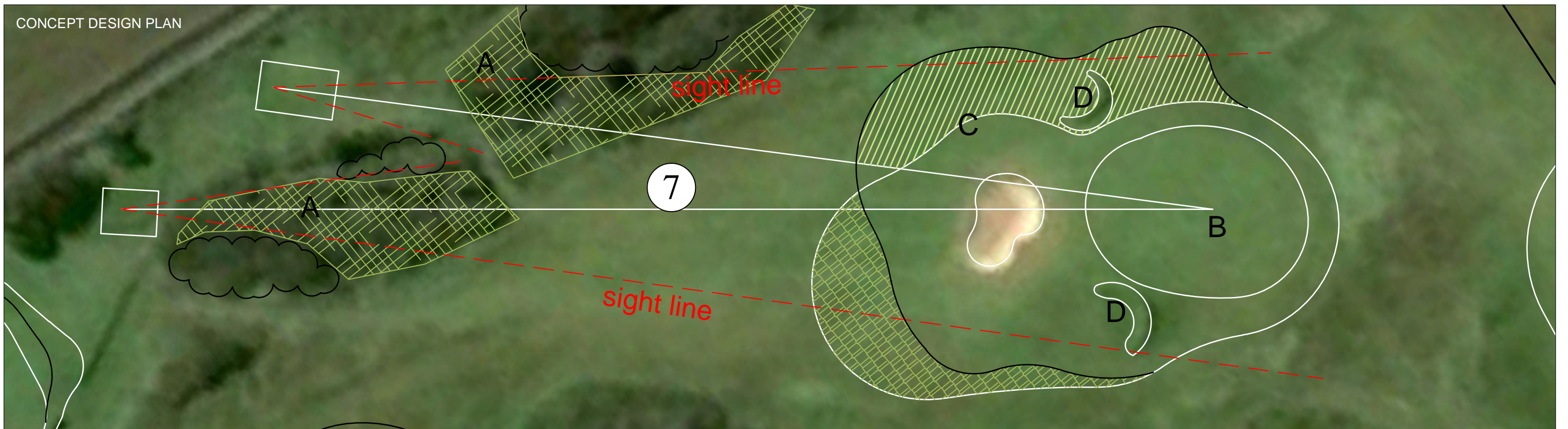


Analytical Hole Review:

Nice rugged feel to the teeing area and the first time well established gorse planting has been seen on the course.
View of the green is compromised by gorse that requires continual management. The gorse also creates a forced carry from both the back tee and the front. Some playing windows need to be created.
Large front carry bunker works well with the simplicity of the green, the two old eyebrow landforms are not really visible and are maintained as mossy mounds.
Back to front sloping green with minimal pin positions

Concept Design Proposal

- A. Remove gorse to create playing windows improving the visual and playability aspect.
- B. Some re grading work on the green to create more pin positions would be beneficial.
- C. Create apron front left.
- D. Maintain the eyebrows to remove the moss and allow the back of it to grow as rough grassland (re turf using bent fescue?). Soften the back slope.
- E. Remove sycamore on left to open up view of the town from the 8th back tee.



Scale, 1:500@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 8 - Par 4
270 yards

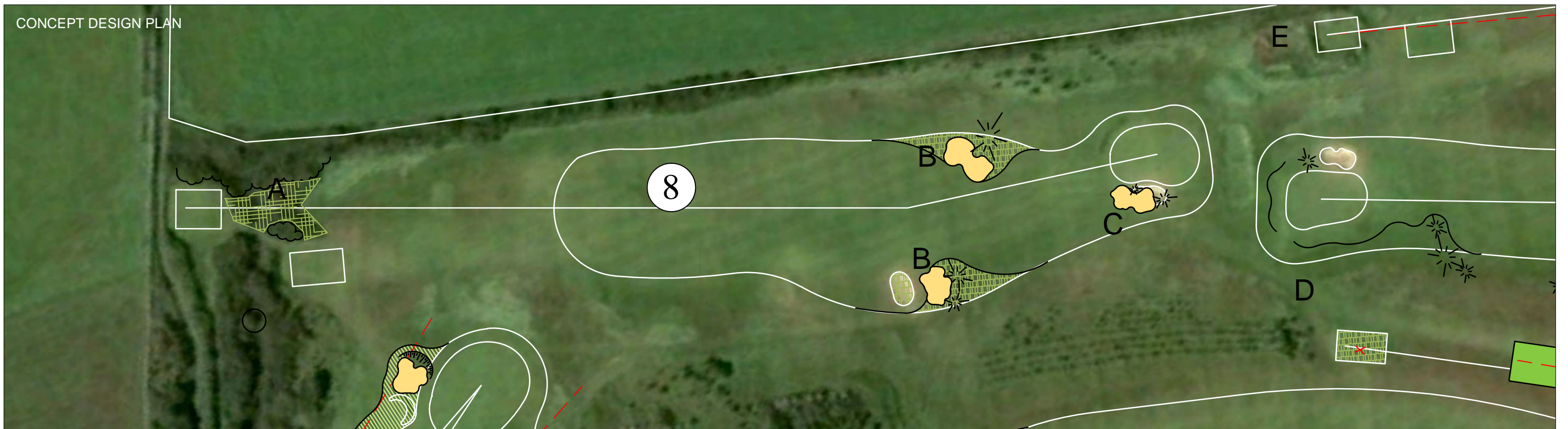


Analytical Hole Review:

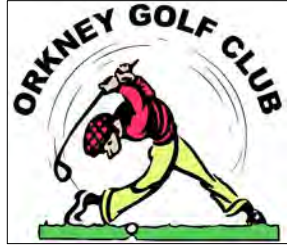
Gorse directly in front of the tee compromises the tee shot, it would benefit from a playing window and continual management.
The right hand side bunker is not really visible from the tee.
Out of bounds on the inside line of the bushes on the left.
Stock pile of dirt/composting area behind the green on the left is unsightly.
Strategy could be improved with a fairly bland tee shot.
Nice short left mound at green.
Improve shape, style and size of right green side bunker.

Concept Design Proposal

- A. Remove gorse to create playing window improving the visual and playability aspect.
- B. Improve strategy by creating well placed visible bunkers with good quality shaped supporting mounding.
- C. Improve shape, style and visual aspect of the front right bunker whilst pulling it round the front slightly and creating good quality support mounding.
- D. As part of a bigger picture there is an opportunity to relocate the green.
- E. Tidy, shape and turf the teeing area on 12.



Scale, 1:1000@A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 9 - Par 5
536 - 424 yards

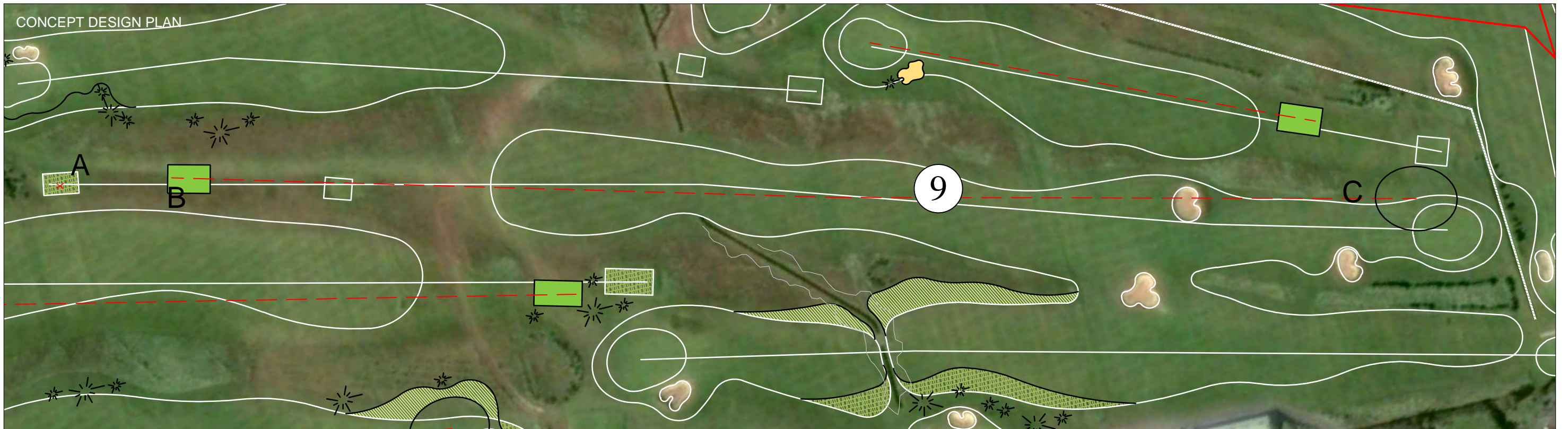


Analytical Hole Review:

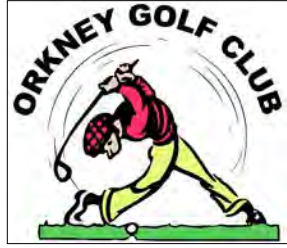
Blind tee shot from the back tee which is a health and safety concern, visibility is still poor from the raised steps platform with the 2nd tee in range. The forward tee has much more visibility but obviously a walk from the previous green. Right bunker shared with 1st could be more visible. Some good quality visible bunkering even though two are very similar. The green and its surround lack character and is quite small for a long par 5. Nice back drop playing towards the bay.

Concept Design Proposal

- A. Remove back tee.
- B. Create new better placed tee with visibility.
- C. Create an improved green location with more interesting shape, size and complimentary strategic features.



Scale, NTS @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 10 - Par 3
220 yards

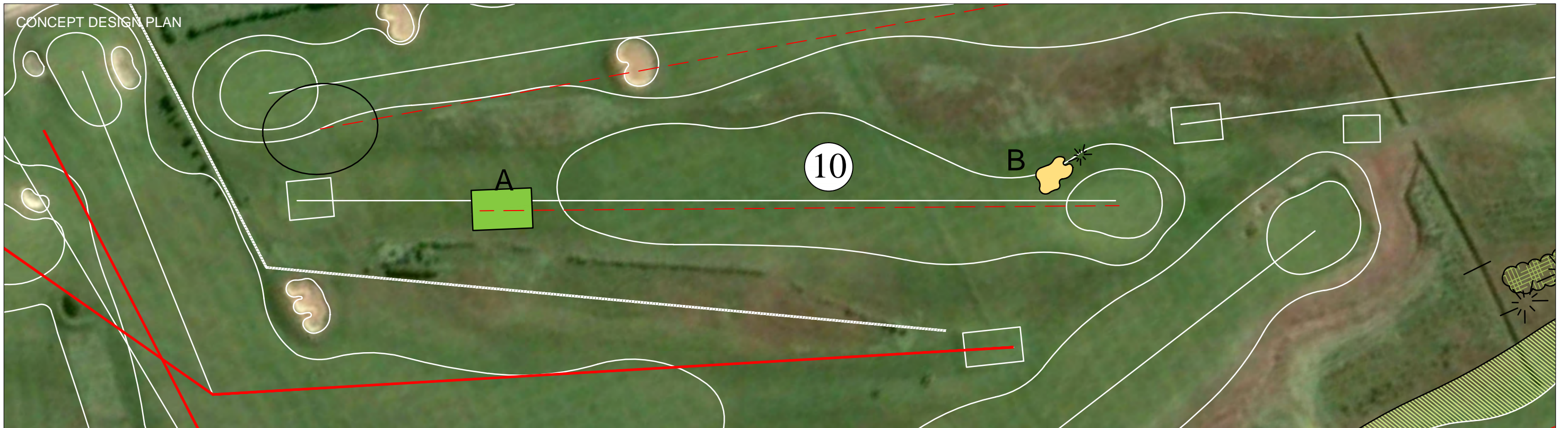


Analytical Hole Review:

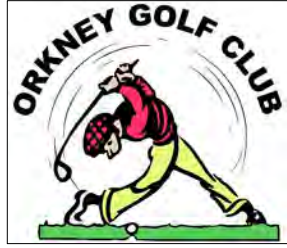
Long bland tee shot with no real landscape feature. The tee is located in an unsafe location in relation to the 18th tee even though there is an internal out of bounds on the 18th this does not stop stray balls. By pushing the tee up there will be better visibility of the green, improved playability and safety. This will also provide more space to create a larger 9th green and surrounds. Some nice subtle separation mounding between the right side of the green and the 17th.

Concept Design Proposal

- A. Remove back tee and push up a bit to leave a 175yard shot rather than the long drawn out 220yards.
- B. Create a feature bunker on the left side of the green with good quality shaped support mounding providing visual interest and help with the direction of play.



Scale, 1:500 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 11 - Par 4
304 - 258 yards



Analytical Hole Review:

The course is quite tight around this area with the 10th and 17th greens 11th and 18th tees all in close proximity. The 11th back tee is close to the 17th green which raises a health and safety concern. The simplicity of this hole works well. Slightly featureless drive.

Concept Design Proposal

- A. Create some separation mounding on the left visible from the tee to create texture and visibility to direct line of play.
- B. Pull mounds into the left approach and create good quality drop off to left and behind the green. Incorporate a visible bunker within the mounding.
- C. Improve the supporting mounding on the back of the right bunker to improve the relationship with the green.



Scale, 1:500 @A3



Orkney Golf Club

Concept Visual - 11th

Existing



Proposed





Orkney Golf Club

Analysis & Concept Design Report

Hole 12 - Par 5

505 - 356 yards

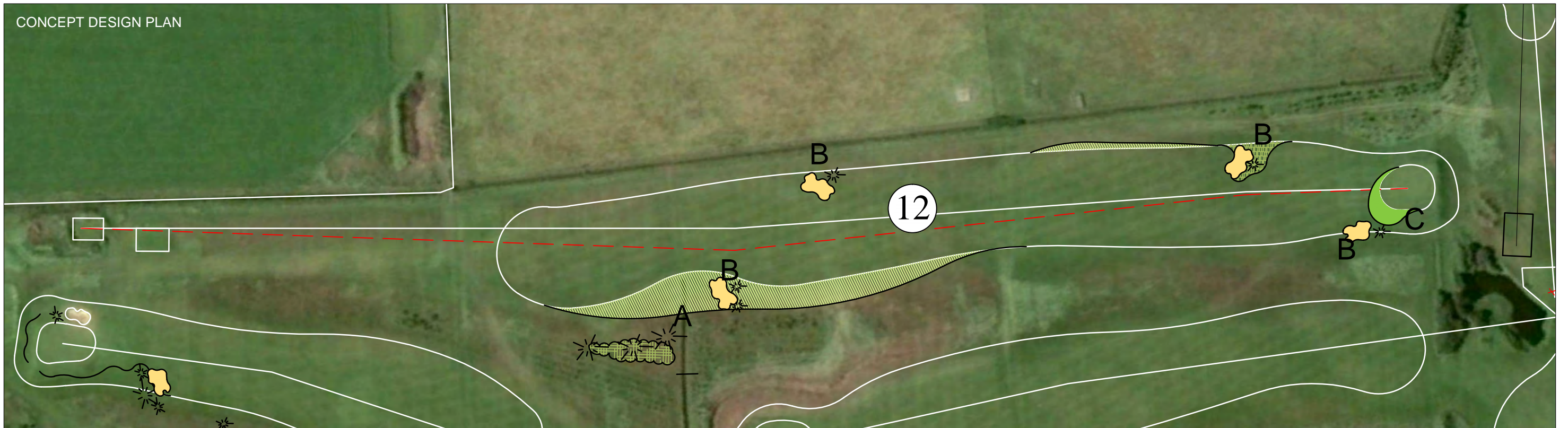


Analytical Hole Review:

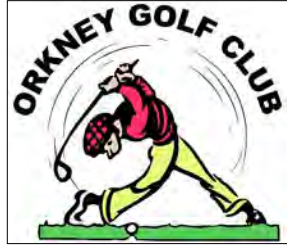
Raised back tee could do with being tidied up out the back end shaped and turfed with non broad leaf grass species. Ditch on the landing area is blind and still in play, opportunity to culvert it further and widen the fairway out to the right. Out of bounds down the left side inside the boundary line. This hole really lacks feature, is long and a bit of a bland trek. Good quality green. A fantastic back drop. The flat landscape requires to be broken up with added features/hazards.

Concept Design Proposal

- A. Culvert the ditch to allow for the fairway to be pushed out to the right, approx 25m.
- B. Create strategically placed bunkers to give better direction, improve strategy and visual aspect.
- C. The green is quite small for a long shot and could be made bigger whilst improving the shape and countouring within the local landscape context.



Scale, NTS @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 13 - Par 3

145 - 97 yards



Analytical Hole Review:

Great looking short uphill par 3 with cluster of front bunkers. Duel use tee with 17th, winter tee hitting over the quarry is full of character.

The quarry edge is a health and safety concern.

Shape and style of a couple of the bunkers could be improved, front left one is sitting up on the land a bit.

Nice green and surrounds with good quality drop offs and good quality playing surfaces.

Concept Design Proposal

- A. A variety of small areas on the back lips of the bunkers could be left to grow similar to the concept used elsewhere on the noses and tongues (back right bunker).
- B. Rebuild the front left bunker to become more visible in line with the rest. Pull it away from the green leaving a small landing area apron.
- C. Create separation between the tee and the quarry in the form of separation mounding and rough with a small barrier.



Scale, 1:500 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 15 - 18
HEALTH AND SAFETY ISSUES



Analytical Hole Review:

It is important to look at the big picture on the closing holes and look to mitigate the health and safety issue throughout. The aim below is to help mitigate health and safety issues from 14 through to 18 where the main issue is playing directly adjacent to the road and where golf holes cross over each other at the 16th and 18th and 17th back tee. This does not remove the cross over of holes 16 and 18.



- Turn the 14th into a par 4 with the tee shot playing in line with the old 14th, removing the need to play along the side of the road.
- Create a short par 3 to the existing 15th green.
- Move the 16th tee over to the existing 18th green.
- Create a visible par 3 17th.
- Create a longer 18th hole playing to its original location with improved strategy.

Scale, 1:1000 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 14 - Par 3

218 - 208 yards



Analytical Hole Review:

Long downhill par 3. The bunkers seem quite detached from the green and are fairly small. There is no real strategic play. The far right bunker is in no mans land.

The stepped tee could be consolidated to create less levels to make maintenance easier and provide larger teeing surfaces.

The ditch just off the tee is a visual impact and dominates the view down the hole.

The 17th back tee is in play from this tee which is a health and safety issue.

Concept Design Proposal

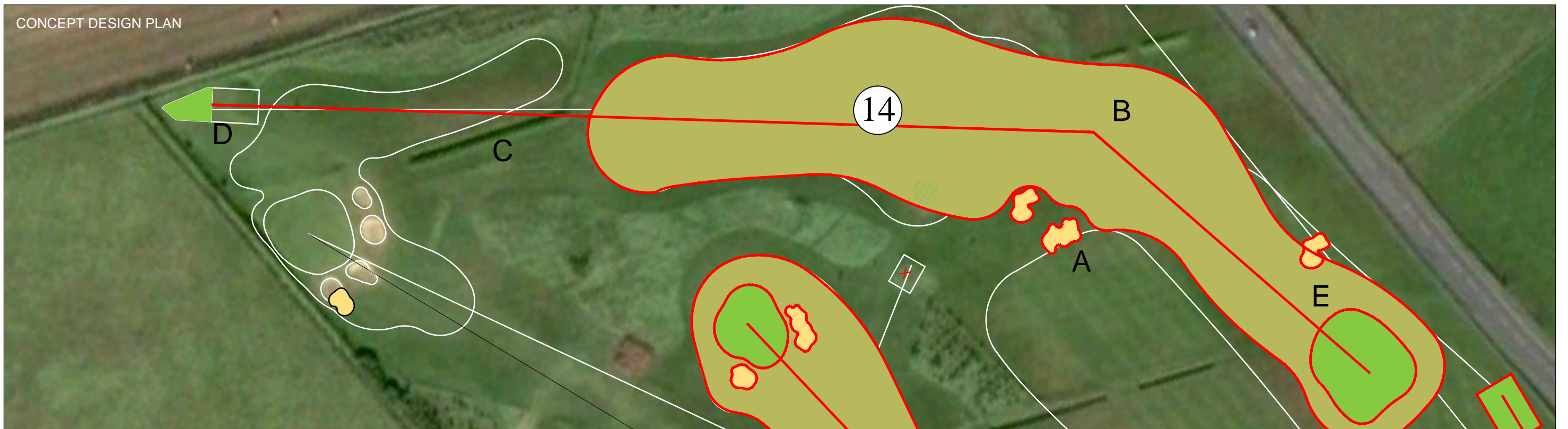
A. Create 340yard Par 4 dogleg to the right with strategic bunkering at the turn point.

B. Landing area over 250yards from the back tee.

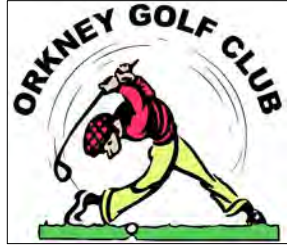
C. The ditch could be naturalised.

D. Combine two back tees on same level.

E. New green and associated bunkering.



Scale, 1:1000 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 15 - Par 4
287 yards



Analytical Hole Review:

It is important to look at the big picture on the closing holes and look to mitigate the health and safety issue throughout.

There is a health and safety issue with this hole being directly adjacent to the main road and footpath, play is prohibited when they are in use which disrupts play. Moving forward this should be reviewed in line with modern day golf course design and health and safety parameters. If this were a new hole a 60m buffer between the road and centre line would be required as a minimum.

The regimental mounds in front of the tee create a vertical visual feature on the tee shot, the backs of these could be left to grow to add texture and moss removed where possible on the front to make them more playable with some fairway in front as well.

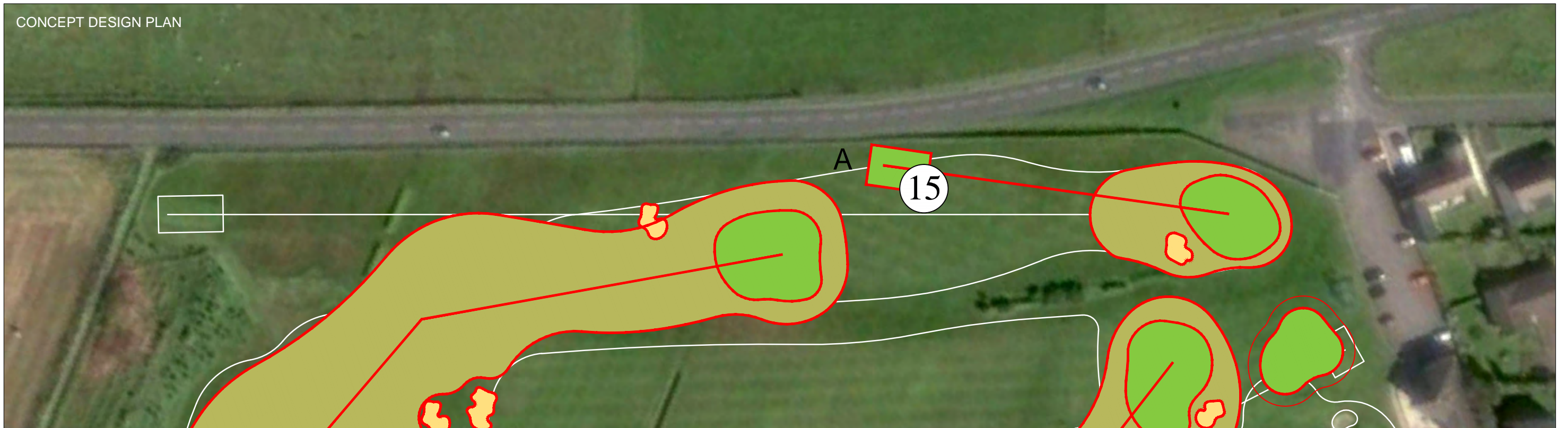
Separation required between fairway and the wall on the left side on this short par 4.

Bushes on right sit at 260 yards, play should be promoted in this direction away from the road therefore the removal of the bushes will require review.

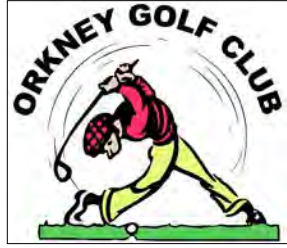
Concept Design Proposal

A. Create short par 3 15th to existing green.

CONCEPT DESIGN PLAN



Scale, 1:1000 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 16 - Par 4
283 yards



Analytical Hole Review:

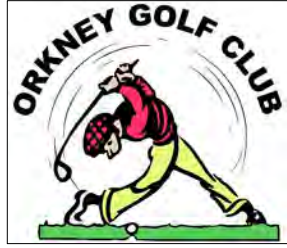
It is important to look at the big picture on the closing holes and look to mitigate the health and safety issue throughout. Another short par 4. The tee is in a location that presents a health and safety issue, there is a crossover with a shared fairway with the 18th, hitting very close to the 18th green and over the practice putting green. Then further up near the green the 17th tee hits across this fairway and over the shared 13th tee. In order to address these issues and by changing one element of play within a course has a knock on effect where other aspects within the routing will require alteration. The 17th and 13th tees are also in play from the 16th.

Concept Design Proposal

- A. The tee should be relocated to help mitigate the health and safety issue.
- B. Remove 17th tees and push 13th tee up slightly to create space.



Scale, 1:1000 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 17 - Par 4
358 - 307 yards



Analytical Hole Review:

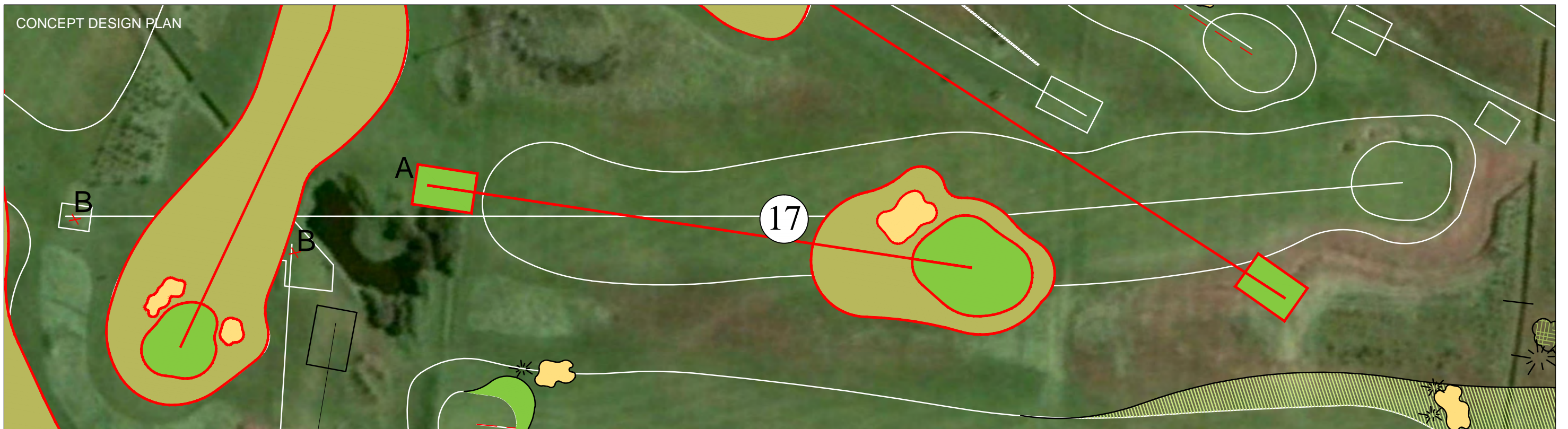
It is important to look at the big picture on the closing holes and look to mitigate the health and safety issue throughout.

The 17th is a blind tee shot over gorse with the 18th tee in range on the left side which is a health and safety issue. If the gorse is cut back the centre line post will be visible. The 17th back tee hits directly across the 16th fairway approach and the 13th tee that is shared with the 17th forward tee.

Separation mounding between the 17th and the 10th green up near the 17th green works well in terms of shape and style, this could become rough grassland to add visual interest and texture.

Concept Design Proposal

- A. Create a visible par 3.
- B. Remove the health and safety issues completely. Removing blind tee shot and potential for hitting players on the next tee.



Scale, 1:1000 @A3



Orkney Golf Club

Analysis & Concept Design Report

Hole 18 - Par 4
290 yards



Analytical Hole Review:

It is important to look at the big picture on the closing holes and look to mitigate the health and safety issue throughout.

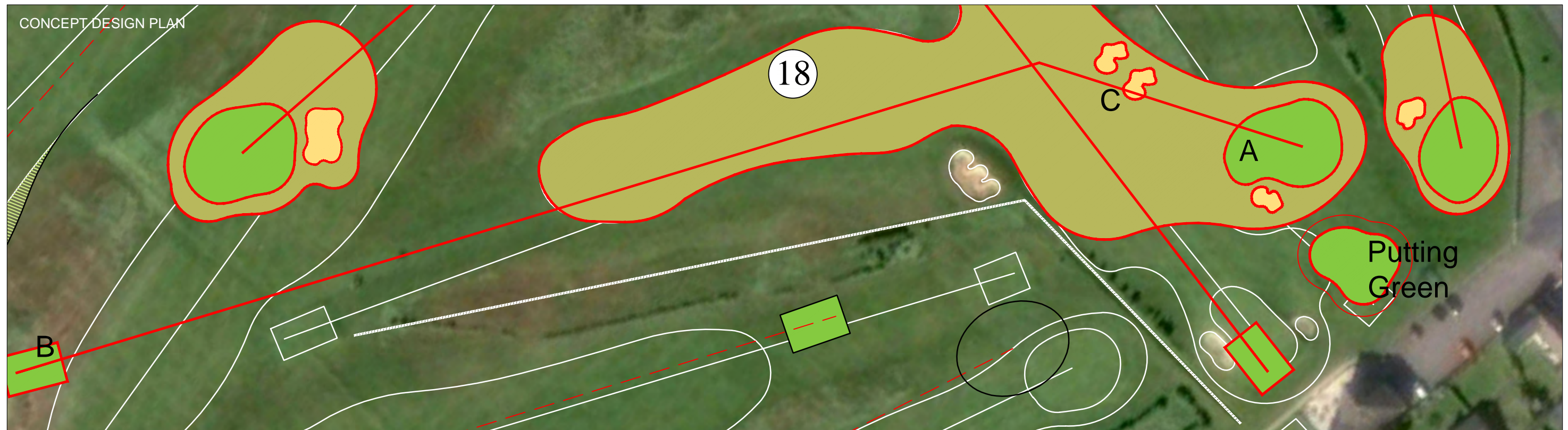
The 18th is a sharp dogleg to the right, practically 90 degrees. There is an internal out of bounds all the way to the corner with the 10th tee sitting in an unsafe location. Looking at the old routings of the course the 18th hole would have been played to the now practice putting green, this is a much better finishing hole and respective green than the current set up.

The bunker on the corner provides character, visual interest and direction of play.

The 15th, 16th, 17th and 18th are all short par fours, looking at the historical routings the course was consolidated removing holes from the top field and as a result everything has been horse shoed in compromising the routing. In order to help address the issues that present themselves in this area of the golf course it will be beneficial to explore the opportunity of expanding back into the field. In modern day golf course construction and maintenance we can create well shaped holes with drainage, better improved soils structures and the like so that play would not be like the historical marshy field.

Concept Design Proposal

- A. Move back to the original 18th green and move the practice putting green.
- B. Create a longer hole by creating a back tee.
- C. Create strategic bunkering to compliment the existing.
- D. Remove the internal out of bounds and risk of players being hit on the 10th tee. Playing at right angles to the existing 18th green is a unnecessary health and safety issue.



Scale, 1:1000 @A3



Orkney Golf Club

Analysis & Concept Design Report

CONCLUSION

Rennie Design spent an extremely productive day on site at Orkney Golf Club carrying out the initial field survey analysis, this was then followed by desk studies of the findings to help develop and form design concepts. Analytical evaluation of any given golf course is carried out in a professional manner assessing a wide variety of key points such as playing strategy, playability for all categories and levels of golfer, landscape character, health and safety aspects, key playing angles, bunker placement and positioning, landform, maintenance, path network, slope, drainage and the like. Professional external thoughts and opinions were noted and assessed, in turn providing more robust views and comments.

This initial analytical report has looked at the existing golf course/holes in detail, highlighting opportunities and constraints that have then been explored further and developed into a masterplan.

Recommendations/Suggestions

Rennie Design Ltd are delighted to provide professional golf architecture consultancy to assist Orkney Golf Club in preparing design solutions for course improvements which will prompt costings for grant aid funding applications in advance of the International Island Games. We look forward to assisting the club further with the implementation of the agreed concepts and where necessary can provide further expertise and call upon our wide range of professional colleagues within the golf industry to assist.

The following highlights the main recommendations and suggestions:

- Create a consistent bunker style throughout expanding on the already new bunkers being built in house by the green staff, this style has a snippet of Australian influence and unique to the Highlands of Scotland. The Melbourne sandbelt has some of the best and most attractive golf courses in the world.
- The golf course lacks strategy especially from the tee where the player can simply stand up and hit the ball. Enhance the strategy throughout and create consistency in the visual and strategic placement of hazards including both bunkering and rough grassland mounds.
- Improve the texture across the golf course with more rough grassland in out of play areas which reduces maintenance and improves the visual aspect, there may be an opportunity to regenerate heathland in areas and bring the heather back into the course.
- Improve and mitigate health and safety issues throughout. The major health and safety concerns arise where holes cross over each other or are extremely close to each other or to the boundary. Some bold measure will need to be taken to mitigate the risk.
- The 3rd green requires to be re graded to add contour and pinnable areas. Other greens suggested in the above documentation could be re graded to enhance pinnable areas and create contour.
- The 4th green has minimal pinnable areas therefore could be extended out the back.
- Remove hazardous tees
- Look at the big picture with regards to health and safety, in the long term the course should be re-routed to mitigate the issues but to do so will require new holes to be built. This may only be achievable if the club were to sell a number of house plots to help implement this, refer to the masterplan. This would also be subject to planning.
- The strategy for funding applications would be to assess alterations that could happen without building new holes and rather than spend money on holes that may be altered improve the existing holes that will be kept.
- Gaining length is difficult without additional land and unfortunately some length will need to be forfeited to help mitigate health and safety issues but new holes may allow for length to be achieved.

Next Stage

Develop a phased plan of works in relation to the cost estimates to initiate grant aid funding application.

Rennie Design Ltd to assist with external contractor pricing and any detailed design documentation for pricing. It would be important to commission a specialist golf course shaper/contractor where necessary to help implement the works along with site visits from the golf architect.

NOTES:

Recommendations/Suggestions

Rennie Design Ltd are delighted to provide professional golf architecture consultancy to assist Orkney Golf Club in preparing design solutions for course improvements which will prompt costings for grant aid funding applications in advance and for the International Island Games. Please refer to the A3 hole by hole document for more detailed commentary.

The following highlights the main recommendations and suggestions:

- Create a consistent bunker style throughout expanding on the already new bunkers being built in house by the green staff, this style has a snippet of Australian influence and unique to the Highlands of Scotland. The Melbourne sandbelt has some of the best and most attractive golf courses in the world.
- The golf course lacks strategy especially from the tee where the player can simply stand up and hit the ball. Enhance the strategy throughout and create consistency in the visual and strategic placement of hazards including both bunkering and rough grassland mounds.
- Improve the texture across the golf course with more rough grassland in out of play areas which reduces maintenance and improves the visual aspect, there may be an opportunity to regenerate heathland in areas and bring the heather back into the course.
- Improve and mitigate health and safety issues throughout. The major health and safety concerns arise where holes cross over each other or are extremely close to each other or to the boundary. Some bold measure will need to be taken to mitigate the risk.
- The 3rd green requires to be re graded to add contour and pinnable areas. Other greens suggested in the above documentation could be re graded to enhance pinnable areas and create contour.
- The 4th green has minimal pinnable areas therefore could be extended out the back.
- Remove hazardous tees
- Look at the big picture with regards to health and safety, in the long term the course should be re-routed to mitigate the issues but to do so will require new holes to be built. This may only be achievable if the club were to sell a number of house plots to help implement this, refer to the masterplan. This would also be subject to planning.
- The strategy for funding applications would be to assess alterations that could happen without building new holes and rather than spend money on holes that may be altered improve the existing holes that will be kept.
- Gaining length is difficult without additional land and unfortunately some length will need to be forfeited to help mitigate health and safety issues but new holes may allow for length to be achieved.

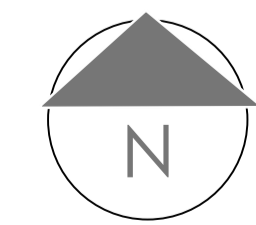


PREPARED BY:

 INTERNATIONAL GOLF COURSE & LANDSCAPE ARCHITECTURE



ORKNEY GOLF CLUB
 ANALYSIS MASTERPLAN



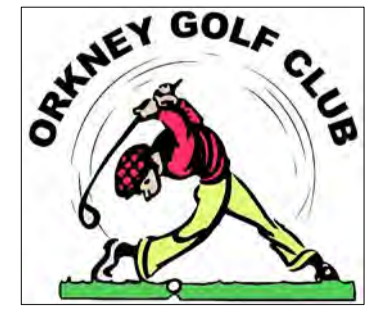
PROJECT: Orkney Golf Club
 CLIENT: International Island Games Committee
 DATE: August 2019
 PROJECT NO.
 DRAWN BY: SR
 CHECKED BY: SR
 SCALE: 1:1250@A1

ISSUE:
 REV:
 DR: RDOR-LM01

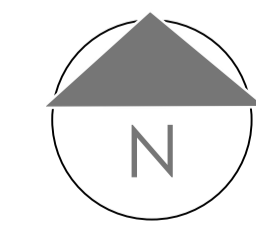
AUG 2019



PREPARED BY:
 rennie-design
INTERNATIONAL GOLF COURSE & LANDSCAPE ARCHITECTURE



ORKNEY GOLF CLUB ANALYSIS MASTERPLAN (FUTURE EXPANSION)



| | | |
|--|---------------|----------|
| PROJECT: Orkney Golf Club | ISSUE: | AUG 2019 |
| CLIENT: International Island Games Committee | REV: | |
| DATE: August 2019 | DR: RDOR-LM02 | |
| PROJECT NO.: | | |
| DRAWN BY: SR | | |
| CHECKED BY: SR | | |
| SCALE: 1:1250@A1 | | |