South African property an eye-lifter for Fream

K

NYSNA, South Africa — Working a site that is "nearly too good to be true," Golfplan has been retained to design 18 holes here at the Sparrebosch Clifflop Estate and Country Club in Knysna, South Africa. The project reflects a high level of recognition and aesthetic value. When it opens with a planned New Year's Eve 1999 celebration, this will be the 27-hole Golf de Tabarka Resort in the Tunisian port city of Tabarka.

"When we opened Tabarka in 1992, people called it the Cypress Point of the Mediterranean," said Ron Fream, Golfplan founder and principal. "So it's fitting that our first South African project will be Sparrebosch, because the site couldn't be more suggestive of Pebble Beach."

Developed by PK Developments Ltd. of Bangkok and Cape Town, the Sparrebosch project will feature a 150-room hotel and more than 400 holiday/Continued on page 60

Designers offer permitting services

By MICHAEL LEVANS

WALNUT CREEK, Calif. — Looking for a way to stick out in the growing crowd of golf course designers, Robert Muir Graves & Damian Pascuzzo Limited have decided to bring development services in-house to help clients get past what is often the toughest obstacle for any golf development, permitting.

To head this effort, Graves and Pascuzzo hired Dianna Almini as director of development services. Almini is charged with the task of weeding through the maze public agencies often assemble, a job she had been doing as an independent consultant for the past 12 years in California.

Almini sees her new position becoming a chief selling point for the design firm. "For the most part, we believe that everybody who is in this market can do permitting a chief selling point..."Continued on page 56

Golf Course News: How did you and Bob Graves team up?

Damian Pascuzzo: I was getting out of college and looking for a job. So I called him up and he was gracious enough to invite me to come talk with him. What I thought would be an hour interview turned out to virtually be all day. We talked about golf for a third of the day, jazz for a third and aviation for a third. It was evident we got along beautifully, but he just didn't have any openings at the time.

Bob called me about a year later, said he had an opening and asked if I was still interested. I said, 'How about Monday morning?' We've...Continued on page 58
Golf being put on hold in Philippines

Continued from page 1

Agrarian Reform.

that these projects compete with our water supply," said Artemio Adasa, undersecretary of the Department of Agrarian Reform.

Adasa said two golf projects — Riviera Golf and Country Club in Silang, and Covite and Mount Arayat Golf and Country Club in Arayat, Pampanga — have been stopped and future projects will also be rejected as long as the water shortage continues.

According to reports from Manila, a presidential task force monitoring golf course projects will form teams to inspect the water use of golf courses, particularly those without water permits.

"The good thing is that the government is showing a concern for the implications of adverse environmental factors," said Ron Frem, founder of Santa Rosa, Calif.-based Golfplan, which has several projects going in the Philippines. "But the short-term solutions don't help anyone."

Water shortages have been a recurring problem for golf course developments in the Philippines, where a reported 150 courses are up and running. Since this problem continuously plagues the region, Frem said that golf course developments are going to have to work smarter, with long-term solutions in mind.

"Developments need to work with intermittent water supplies and design cost-effective irrigation systems that don't water the entire course. You have to conserve," said Frem. "Tourism is growing and they have to address the problem."

Frem's current project in Silang for Kuok's Shangri-La Hotels was designed to take the sewage-treated water from the eventual community and reuse it on the golf course. The project will have reservoirs on site to store 30 days worth of irrigation water.

South Africa

Continued from page 49

second homes. The Golfplan-designed course will occupy land known as East Head, one of two dramatic sandstone bluffs standing sentry at the mouth of Knysna Lagoon, a natural amphitheater that features a maze of tidal lakes, the resort town of Knysna and myriad species of wildlife — all framed by the dramatically serrated Outeniqua Mountains to the north.

"I've been working in golf course design for 32 years, all over the globe, and I've never seen anything quite like the site on East Head," said Frem. "It's nearly too good to be true: mild climate, 100-foot cliffs, the crashing waves below. The vistas are out of this world; the Indian Ocean can be quite rough in this area, which makes for wonderful animation in the seaside views — lots of white water.

"Even more impressive is the natural character of the terrain, which is covered in heather and features fantastic movement. It looks as if there has been an army of shapers working here for centuries."

Senior architect David Dale, who will head up the project for Golfplan, has routed a 6,764-yard layout in the Scottish Highland tradition. The design will depend primarily on the land's considerable natural contour, as only 400,000 cubic meters of dirt will be moved.

"The word 'Sparrebosch'—like 'tundra' or 'marshland' — is used here to describe a specific ecological system unique to the South African coast," Frem said. "Since the fall of apartheid, the South African government has become more stringent when it comes to environmental concerns. As a result, the permitting process was extremely complex; there was much revising and adjusting. We worked very hard to reach a preservational design solution."

Sparrebosch PK Development Ltd. has targeted the second-home/holiday market from England to Southeast Asia. Located some 500 kilometers southeast of Cape Town, the village of Knysna is located in the heart of South Africa's fabled Garden Route that runs along the southern coast from George to Plettenberg Bay.

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