

FORMER PONDEROSA LANDS

DISTRICT OF PEACHLAND SEPTEMBER 2022





# THE VISION

First and foremost is the revitalization of the well-loved Ponderosa golf course as challenging, high quality 9 hole facility with the ability to expand and connect to a future golf course to the north, for a full 18 hole experience.

Using the existing development template as a guide, create a beautiful, inclusive mountainside community with access to golf, as well as new trails, parks and amenities, all within a stones throw of the Town of Peachland and all it has to offer.





# PROJECT TEAM

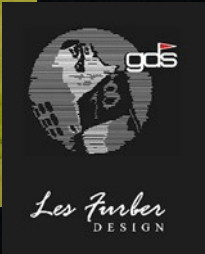
- Golf Course Design and Construction Management – GDS Gold Course Designs, Les Furber and Tim Birnie
- Project Management – Romspen Investment Corporation: Richard Weldon, Rachael Sansom
- Construction – Liberty Ridge Homes: Lawrie Hooper
- Architectural – Ankenmann and Associates: Mark Ankenmann, Sandra Lee
- Civil Engineering - McElhenney and Associates: Dan Miller P. Eng
- Survey – Ferguson Land Surveys
- Environmental – Associated Environmental Consultants
- Wild Fire Interface – Swanson Forestry Services
- Geotechnical – Fraser Valley Engineering Ltd.
- Archaeology – Ursus Heritage Consulting



# GDS - GOLF DESIGN SERVICES LTD.

Here are just a few of the hundreds of courses designed by world renowned golf course architect Les Furber and GDS Designs

[www.gdsgolf.ca](http://www.gdsgolf.ca)







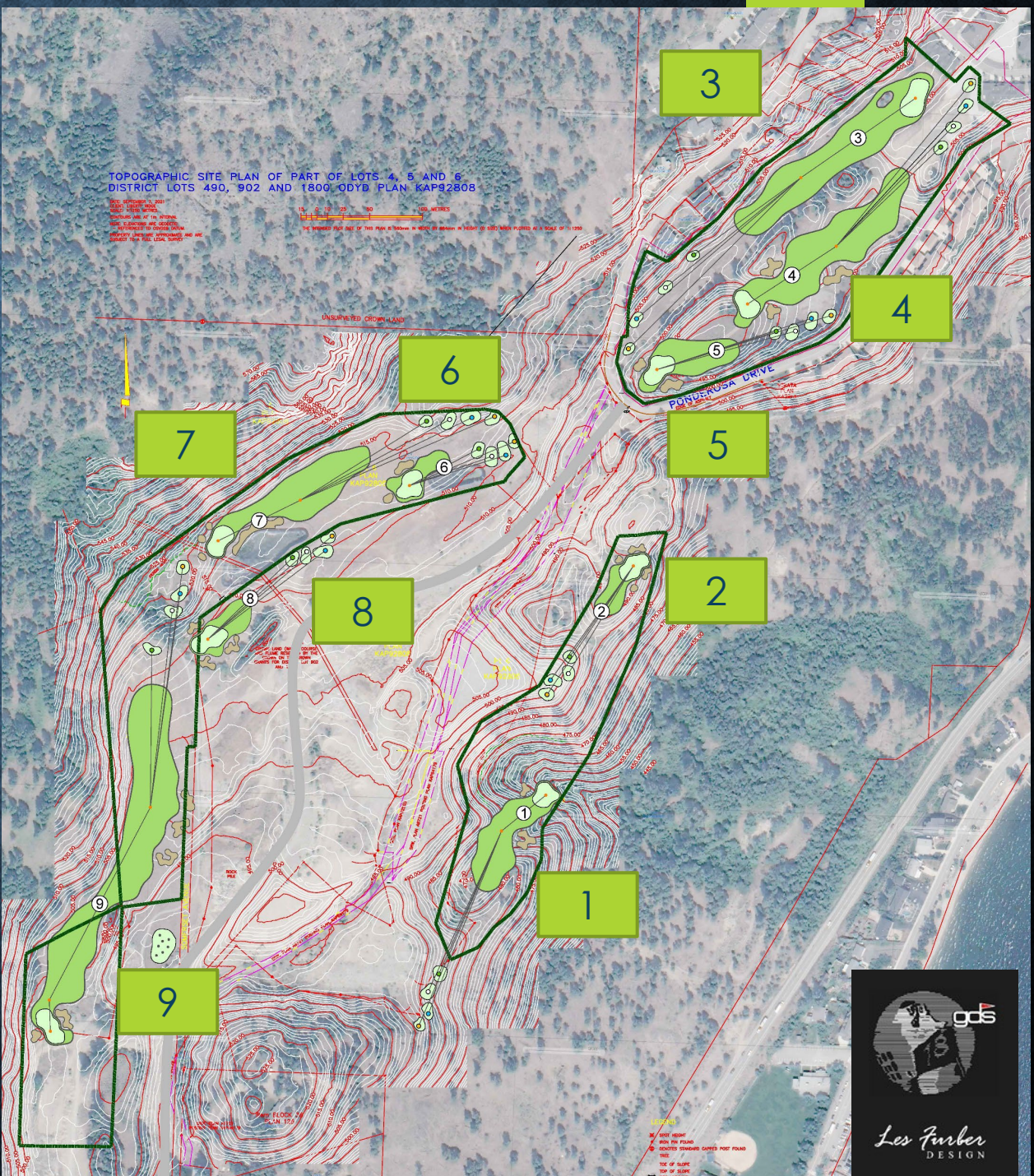


# THE GOLF COURSE

Creating a golf course that offers great views and strategic golf holes that are unique and memorable to play is part of the magnetism that lures golfers to want to play the golf course many times over.

The golf course will play at more than 2500 yards as apar 33 and will offer 4 par 3 holes, 4 par 4 holes and 1 par 5 finishing hole as presented in our hole descriptions as follows:

HOLE					PAR
1	280	270	245	225	4
2	160	150	130	115	3
3	395	365	325	280	4
4	330	305	285	255	4
5	185	170	150	130	3
6	120	110	100	155	3
7	310	290	270	245	4
8	170	155	135	120	3
9	515	480	460	420	5
	2465	2295	2100	1870	33
PROJECTED SCORECARD IN YARDS					

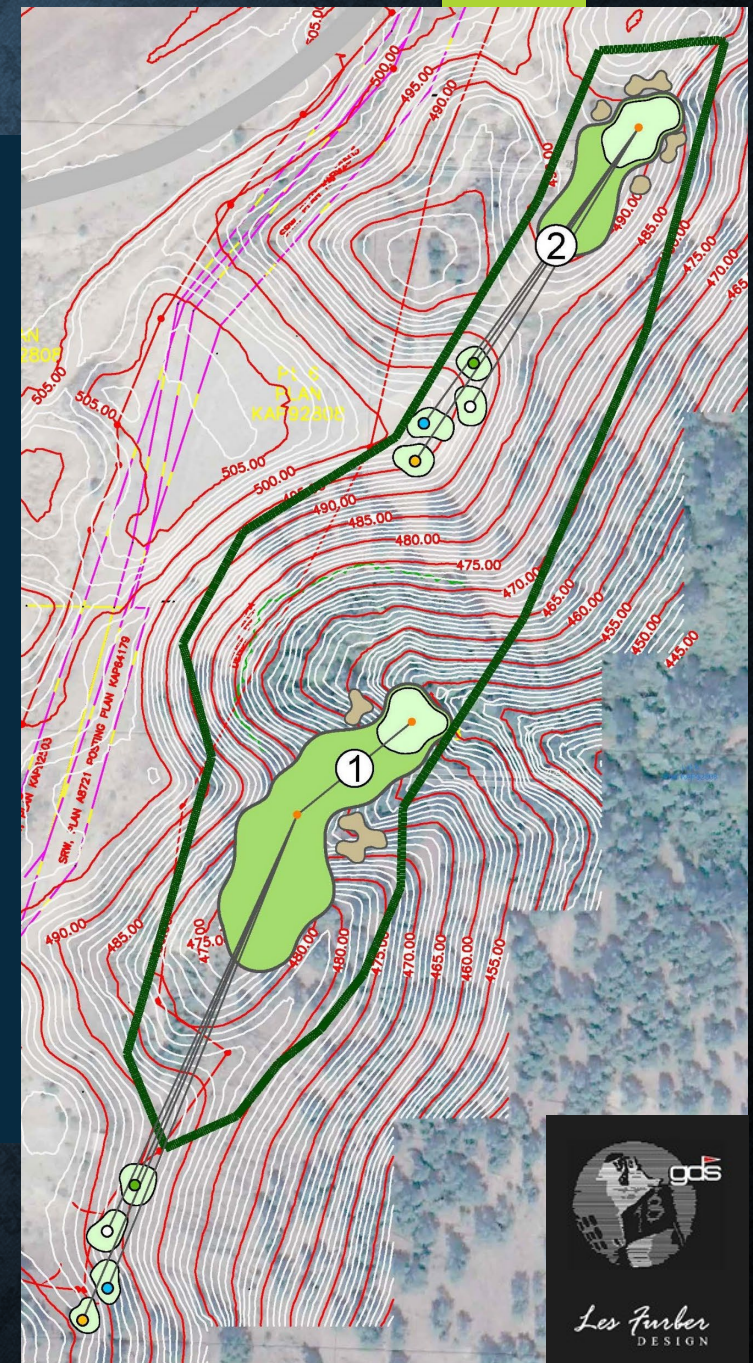




# HOLES 1 AND 2

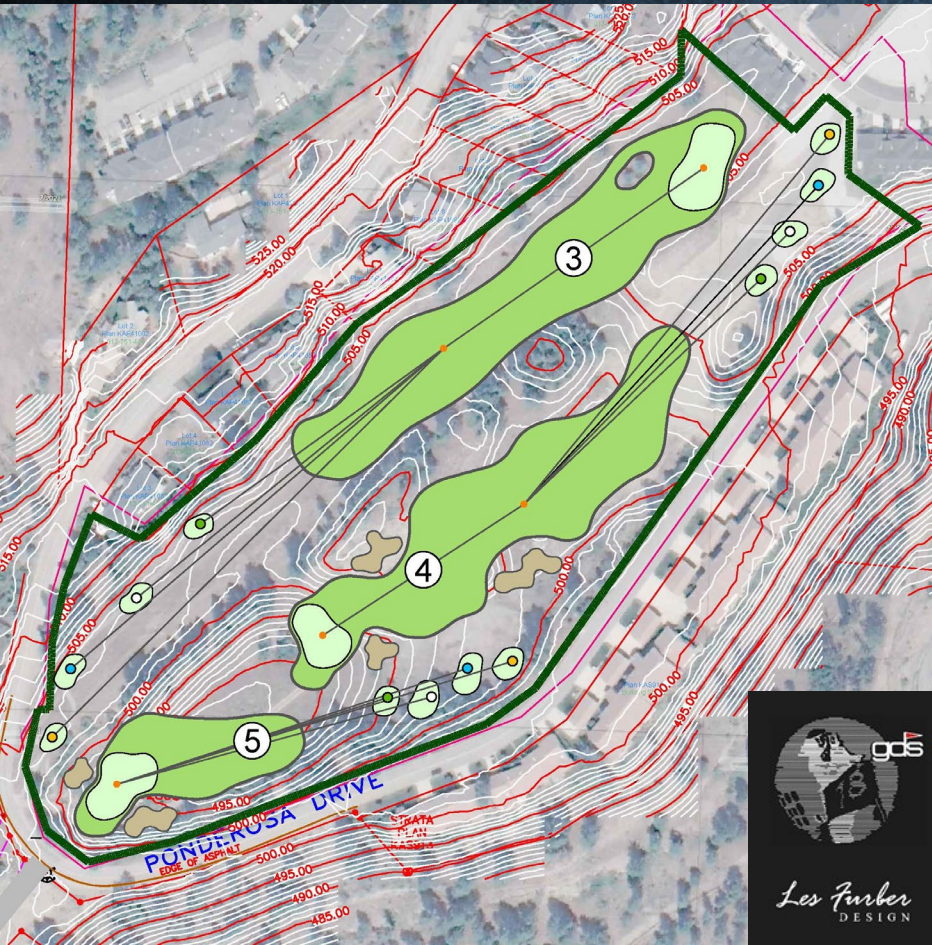
Hole 1: On the edge of the escarpment, golfers will get their first of many spectacular panoramic views of Okanagan Lake and the surrounding countryside. Teeing areas are elevated approximately 60 ft from the fairway which winds its way down a small ravine. The 'bowled' landing area should allow shots to feed to the middle of the fairway if the can avoid the right fairway bunker. Approach shots will travel a further 60ft in elevation down to the green, which features a generous entrance but is guarded by a left side sand bunker. If you game is sharp hole #1 should be a good birdie chance and allow golfers to get their round off to a good start.

Hole 2: A signature par 3 hole, the view the entire length of the hole should be outstanding, looking down on the lake in both directions for the length of the hole. Playing modestly downhill to a green also on the edge of the escarpment, #2 should present a good challenge, especially if the winds are swirling. The well bunkered elongated green should offer a wide variety of pin placements a unique challenge.





# HOLES 3, 4 AND 5

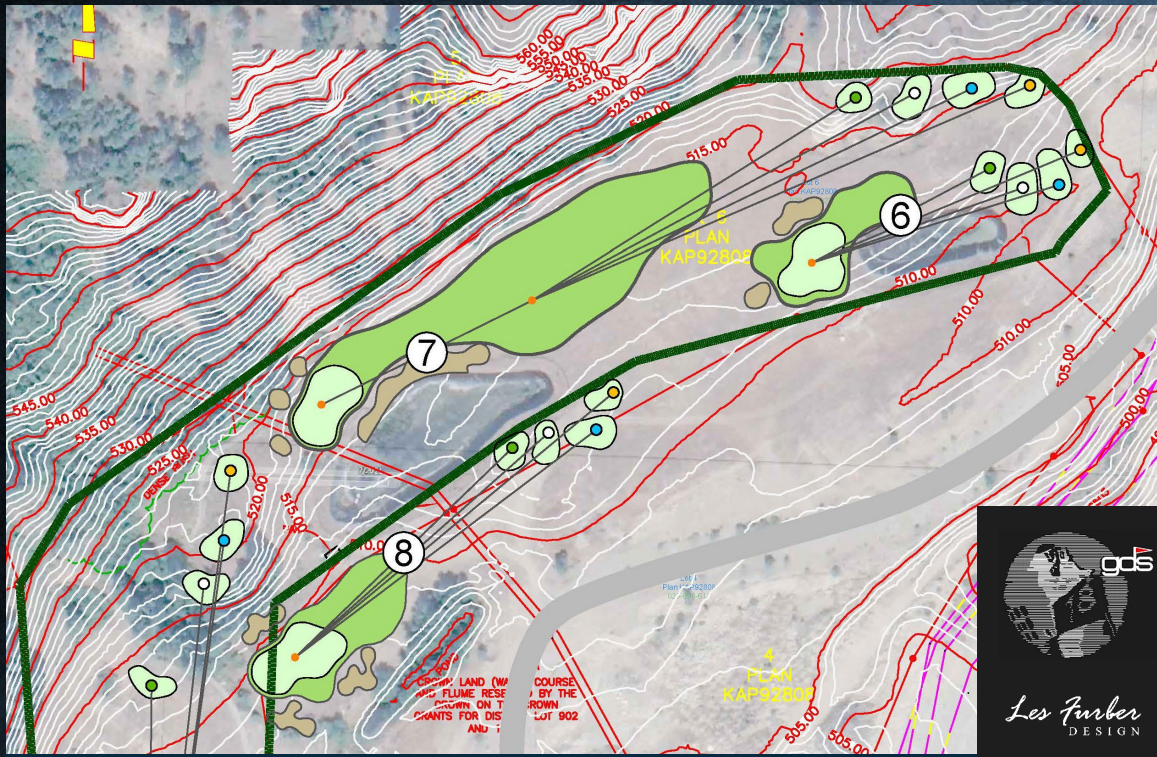


Hole 3: The longest par 4 on the course, hole 3 will offer a good test for any golfer. Trees on the right side of the fairway and left side near the green frame the strategy of the hole - favouring the right side off the tee will yield a better angle to the green but comes with the risk of ending up behind one of the majestic pines. A large green and with no greenside bunkers will be receptive to the longer approach shots into this difficult hole.

Hole 4: Framed by bunkers left and right, as well as trees on both sides, hole #4 plays modestly downhill. Approach shots are played to a relatively shallow, wide green – strategy from the tee will be determined by the pin position on any given day to yield the best angle to the pin, but a couple well played shots should offer a chance for a birdie on #4.

Hole 5: The longest par 3 on the course, hole 5 should present another stern test of golf. While the hole plays mostly on grade, the natural contours of the land dip down from the tees and back up to the green site, perched at the end of a small valley. Greenside bunkers front left and back right guide the player to play the right side of the hole, where the side slopes will naturally feed the ball back to the left. Par is a good score at the difficult 5th hole.





Hole 6: Offering interest and contrast, hole #6 is the shortest of the par 3's. Playing over the water feature to a small green with bunkers right and behind, a premium will be placed on accuracy when playing hole #6. A good tee shot should yield a birdie chance, but a mishit could end up in a watery grave.

Hole 7: Elevated moderately at the tees, hole 7 is framed by the water feature on the left and the treed, lower slopes of Pincushion Mountain and should offer more quality views of the surrounding area. Another strategic par 4 hole, #7 may be driveable for the longest of hitters, but would take a tee shot of considerable skill to navigate the narrow entrance between the water feature and the forested slopes on the right. A wiser choice might be to lay-up short of the water and attack the hole with a wedge. Par will be a good score on the tricky 7th hole.

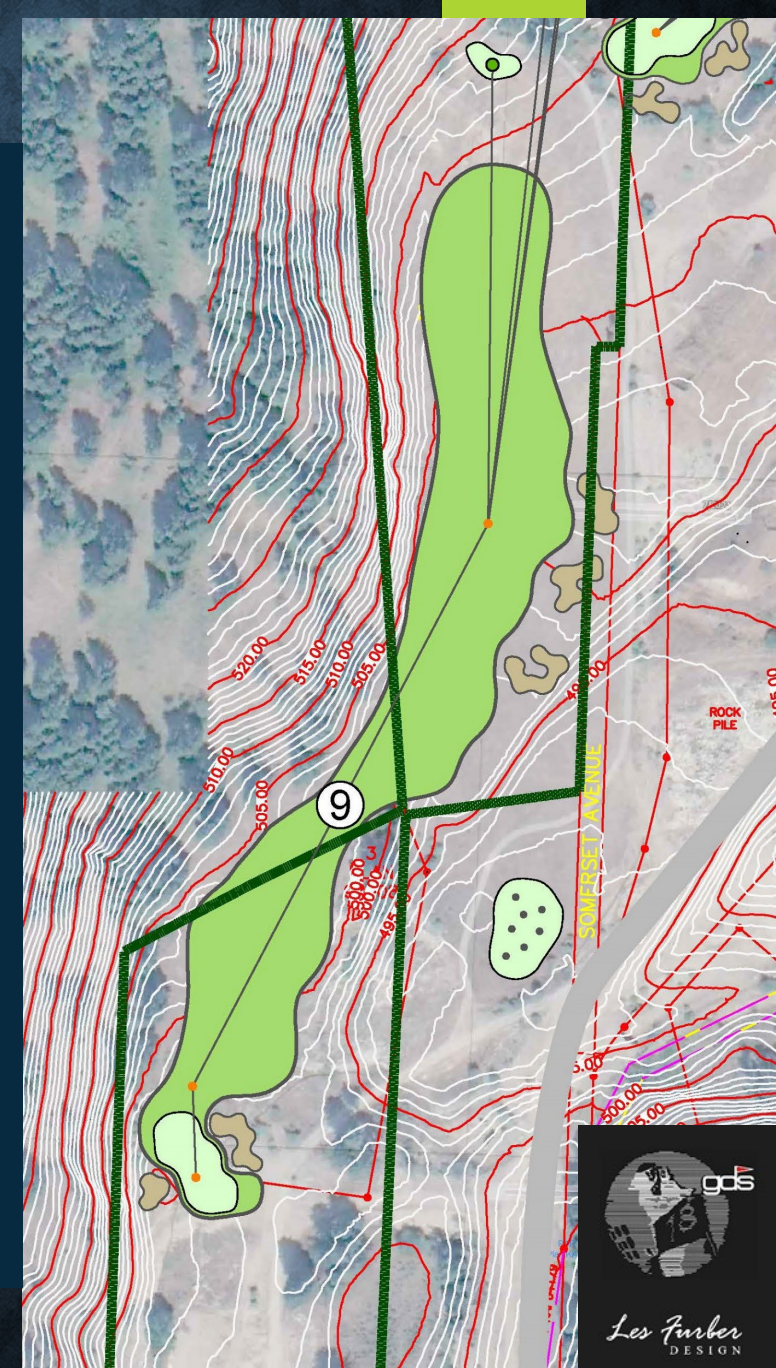
Hole 8: The last of the par 3's, hole 8 plays adjacent to the water feature on the right side, although the water is not intended to be in play for most golfers. Mature trees guard the left side and the large well bunkered green will offer a wide variety of pin placement and strategic options to play this hole.



# HOLE 9

Hole 9: A signature par 5 hole, the 9th starts with more impressive views of the Okanagan. Playing off the hillside down some 60ft to a generous fairway framed by bunkers left and the forested slopes on the right. If these hazards can be avoided, from there players will then have to decide whether they want to challenge the narrow throat of fairway leading up to the green or lay further back to avoid trouble. The elongated narrow green is guarded by a large front left bunker, with the natural slopes feeding balls in from the right. As the only par 5 on the course, hole #9 will yield some birdies and provide a great finish to the round of golf.

Many more interesting features will be developed into the final design details as the design process continues including but not limited to a water fall at the back left of #7 green, the use of mounds and depressions to define limits of fairways and roughs, the use of green contours and chipping areas to offer an element of defense to easy pin placements. A certain amount of rock and field stone found on site will be used to retain slopes of tees, greens and cart paths as part of the hard landscape features.





# GREENSPACE, PARKS AND TRAILS

Public Gathering Spaces



Play spaces



Trails, viewpoints and lookouts, connecting neighbourhoods



# DEVELOPMENT PERMIT AREAS

Development Permits will be required for:

- Form and Character
- Environment and Mule Deer
- Riparian, including the restoration of Ada Creek alignment
- Wildland (Wildfire) interface
- Steep Slopes
- Consideration for impacts to potential archaeological areas





## EXISTING UTILITIES

- Existing water, sanitary and storm utilities, installed by others, have been reviewed by our Engineers, and repairs identified to bring to District standards.
- Repairs and approvals will be performed during the land preparation phase
- Rights of way or dedications will be provided to the District so that it may assume ownership of these utilities.





# RESIDENTIAL LAND DEVELOPMENT

- Up to 500 Residential Units, to be constructed in two - 250 unit Phases.
- Single Family and Duplex Lots, Multi Family Residential
- All subject to detailed design and District approvals.





# HOUSING TYPES

Single Family homes,  
duplexes and ranchers

## Townhomes



ROMSPEN

LIBERTY RIDGE  
HOMES



# CONTRIBUTIONS AND AMENITIES

- Complete Somerset Avenue to Ponderosa Drive, with multi use trail immediately for completion prior to Phase 1 of residential development.
- Provide trails and walkways throughout the development to be constructed with each phase.
- Provide land for Fire Department use
- Provide \$5,000 per home towards an affordable housing fund. Pay \$345,000 with first residential permit to “catch up” to 69 units constructed.
- Provide a minimum of 5% parkland to the District.
- Restore Ada Creek and adjacent riparian areas.
- Construct the community amenities before Phase 2 of the development.



*LET'S GET STARTED!*

