

Arabella

HOTEL, GOLF & SPA



Dear Homeowner

Herewith please find the relevant information from Mike Munroe regarding the Golf Ball Strike Mitigation Project and the attached Ball Strike Incident Report Form that was previously distributed by email on 1 March 2022 and by Notice 16/22 on 30 September 2022.

At the end of 2021, the golf course embarked on a project to as far as is “reasonably practicable” (legal definition as per OHS Act 85 of 1993) mitigate the risks attached to errant golf balls (this included property damage and personal injuries). This has long been a hotly debated subject and we felt the need to develop a formal process which not only reduces ball strikes but is also legally aligned with past cases of this nature which have set the precedent.

Our starting point was with the only legal firm specializing in health and safety specifically for golf estates. We employed the services of Kevin Erasmus and his company 24Law, using course and estate topographic maps they built 3D models of each hole. Using these models and the criteria outlined in the 2005 – 2007 Milnerton Golf Course cases, we were able to determine those holes posing the highest risk, being holes 2, 12 & 16.

The next step was to create a risk committee with 65 years of combined golf course/estate experience to develop appropriate risk mitigations for each of these holes, the latter enabled the committee to be equipped with the necessary competency in conducting the risk root cause analysis to inevitably mitigate the risks as far as is reasonably practicable. Below are the mitigations which have been implemented and which we believe will significantly reduce the number of ball strikes to the houses in the identified high risk strike triangles.

Hole 2: Planting of 5m water pear tree next to blue tee box cutting off the driving line right and aligning tee shots towards middle of fairway.

- Installation of aiming pole on fairway
- Moving of white tee box 20m forward pushing strike triangle forward.
- Moving of white tee box to left hand side
- Planting of 2m high fynbos hedge in front of houses 32, 33 & 34 as a 2nd barrier to existing pines.

Hole 12: Planting of 2 x 5m high water pear trees at 20m intervals from tee box blocking the shot over left fairway bunker.

- Moving of white tee box centrally rather than left or right extremes in order for trees to be more effective, forcing play towards aiming pole.
- Installation of aiming pole on fairway
- Removal of obstructing pine right of tee box.
- Removal of 2 large pines on right of fairway, extending of fairway further right and bringing fairway mowing line further right from left side.

Hole 16: Planting of 2 x 5m high water pear trees on left of tee boxes effectively blocking the left rough driving line and forcing play down the fairway towards the aiming pole.

- Installation of aiming pole on fairway
- Introduction of new local rule extending red staked penalty area on right indefinitely across the fence, players do not get penalized stroke and distance and can drop from point of crossing penalty area for 1 shot penalty even if their ball has left the property.
- Further neurolinguistic programming still to be implemented.

The risk committee consisting of Keith Randall, Mike Munro, Derick Bolton & Kevin Erasmus will continue to evaluate the efficacy of the mitigations and going forward request that the accompanying ball strike incident report be completed and forwarded to both Michelle at the Estate office and Mike at the golf club when strikes occur. This new process will allow us to have a clearer idea of the number of strikes and where they are occurring.

Thank you to HPF for funding this project and I believe that as a golf estate we are now leading the way in health & safety compliance, I also believe having a formal procedure for homeowners to follow will take away a lot of the frustration of not knowing where to go. There will still be wayward shots and broken windows and tiles and hopefully golfers will be morally upstanding and report these and offer to assist with any costs, our intention is to bring these strikes down as far as practically possible.

Many thanks
Mike Munro

Mike Munro
Director of Golf

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southernsun.com



[View our Golf Course Layout](#)

Please note Arabella Golf Course will be Hollow Tining 17 - 20 April 2023 & 18 - 21 September 2023

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Ball Strike incident report

Date & Time:

Name and contact number:

House number:

Hole number:

Damage:

Supporting photos:

All incidents and supporting photos to be reported to HOA office and Director of Golf as soon as practically possible after the incident.

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