



TUUSULAN  
GOLFKLUBI

**Kehityssuunnitelma 2025 - 2029**



**Kehityssuunnitelma 2025 - 2029**

**MACKENZIE & EBERT**  
INTERNATIONAL GOLF COURSE ARCHITECTS

**Tilander  
GolfDesign**



## **Kehityssuunnitelma 2025 - 2029**

- Harjoitus- ja vapaa-ajanalue
  - Range
  - Lähipelialueet
  - Väylä 12, uudet tiiboxit
  - väylä 12, griinibunkkerin kunnostus
  - Lyöntikatos
  - WC
  - lounge-alue
- Väylä 1
  - Bunkkerit suunnitelman mukaisesti
- Väylä 3
  - Griinibunkkerit ja takatiin kunnostus
- Väylä 4
  - Bunkkerit suunnitelman mukaisesti
- Väylä 7
  - Bunkkeri ja väylän salaojitus
- Väylä 9
  - Uudet tiiboxit ja takabunkkerin poisto
- Väylä 10
  - Vesiesteen pengerrys ja bunkkerien poisto
- Väylä 13
  - Väyläbunkkerin korjaus
- Väylä 14
  - Griinibunkkerit
- Väylä 18
  - Uusi griini – par 5
  - Väyläbunkkeri suunnitelman mukaisesti

# Tuusula Golf

Harjoituskentän ja lähipelialueen uudistus

Muotoilusuunnitelma 1:500

19.9.2025, Lassi Pekka Tilander, Tilander Golf Design oy



## Merkkien selitykset

- Vihertiä
- Lyöntipaikka
- Bunkkeri
- Välialue
- "Lounges" alue
- Vesialue
- Vihertiä, keinonurmi
- Välialue, keinonurmi
- Bunkkeri, keinonurmi
- Rangan keinonurmi lyöntialue
- Pelotie / huoltatie
- Työalueen raja
- Pinnan kallistuksen suunta
- Korkeuskäyrä, 1m
- Korkeuskäyrä, 20 cm
- Korkeuskäyrä, 10 cm
- Matalapiste, hulevesikaivo, korko
- Huippupiste, korko
- Nykyinen puu
- Nykyinen säilytettävä puu
- Uusi puu

Projektin alkupäivä 10.8.2025  
Lassi Pekka Tilander  
Tilander Golf Design oy

Konseptisuunnitelman rangella lyöntialue jakaantuu neljään 4 x 20 metrin kokoiseen yhtenäiseen keinonurmilyöntialustaan (+ katospaikat) ja sen edessä olevaan 21 metriä syvään ruoholyöntialueeseen.

Kokonaisuudessaan maton kohdalta lyöntialue on leveydeltään 130 metriä mikä tarkoittaa katos mukaan lukien yhteensä n. 50 lyöntipaikkaa.

Nykyisellä rangella mattolyöntipaikkoja on hieman yli 20 kpl ja ruohoalueen ollessa käytössä lyöntipaikkoja 35-40 kpl.

Suunnitelmassa esitettyjen yhtenäisten mattojen etu yksittäisiin irtomattoihin verrattuna on niiden paikalla - ja siten myös oikeassa suunnassa - pysyvyys, tyylikkyys sekä mattojen tasaisempi kulu-tus.

Kaareva lyöntialue mahdollistaa alueen päätyä kohden kapenevan pallojen alastuloalueen. Käytännössä jokainen lyöntipaikka on suunnattu keskellä pallojen alastuloaluetta sijaitsevaan pisteeseen (suunnitelmassa risti). Pisteestä lyöntipaikka-alueen etureunasta on 170 metriä.

Rangen ulkopuolinen turvallisuus paranee kun keskelle aluetta tähdätyt lyönnit kierteistä huolimatta säilyvät todennäköisemmin alueella. Pallojen keräys tehostuu kun pallot päätyvät aiempaa pienemmälle alueelle.

Pallojen alastuloalueen syvyys lyöntipaikasta riippuen välillä on 250-225 metriä. Koska alueen taka-reuna nousee luonnollisesti katsoen ettei pituusmetrejä tarvita enempää.

Rangen uudelleen suuntauksen myötä lyöntialueen vasemmasta reunasta lyöntipituus säilyy suunnilleen ennallaan ja oikeasta reunasta lyöntipituus lisääntyy n. 35 metriä.

Neljä oikean viheriön ja niitä edeltävän väylän alueet tuovat rangelle elementit oikeasta golfkentästä ja siten lisäävät harjoitteluun mielekkyyttä.

Suunnitelman lähipelialue on pinta-alaltaan nelinkertainen nykyiseen alueeseen verrattuna.  
Käytännön tilaa tuo lisää lampien välisten ojien putkitus ja täyttö sekä laajojen, nykyisin niityllä olevien alueiden muuttaminen väylä-/ viheriöalueeksi.

Kolme erillistä viheriöaluetta mahdollistaa useiden pelaajien/ryhmien yhtäaikaisen harjoittelun.  
Variaatioita lyöntisuuntien sekä kallistusten suhteen on valtavasti.  
Maksimi lyöntipituus on jopa 70 metriä.

Par 3 reikä 12 on yksi Tuusulan kentän tunnetuimmista. Varsinkin uusittu viheriöalue on mielenkiintoinen ja edellyttää tietoa päivän lipunpaikasta, mikäli mieltä on hyvää tulosta.

Lyöntipaikka-alueet sen sijaan ovat vaatimattomat ja pinta-alaltaan aivan liian pienet lyhyelle par kolmoselle. Suunnitelmassa uudet lyöntipaikat (2 kpl) on sijoitettu hieman nykyiseltä paikoilta katsoen oikealle ja eteen.

Merkittävin syy siirrolle on nykyisten alueiden tilaa muulta toiminnalta vievä muoto ja sijainti.

Uudesta lyöntisuunnasta viheriön kulma on enemmän vastaanottava ja sen sivukumpu (vasemmalla) muuttuu enemmän takakummuksi jonka avulla epäonnistuneet lyönnit pysähtyvät hieman helpommin.

Reiän pelaajaliikenne muuttuu siten että enää viheriötä ei kierretä sen takakautta (toki tämäkin mahdollisuus voidaan säilyttää). Uusi pelaajatie rakennetaan lammen oikealle puolelle ja siitä siltä viheriölle. Mukaan viheriölle otetaan koko bägin sijaan vain tarvittavat mailat.

Muutos lyhentää kävelymatkaa merkittävästi ja pyöräliikenteen vähentyessä viheriön ympäristössä paranee oletettavasti myös sen laatu.

Uusien alueiden pinta-alat ovat yhteensä hieman yli 400 m<sup>2</sup>.

Lyöntipituudet lyhenevät hieman. Valkoinen 155 > 125, keltainen 135 > 125, sininen 120 > 115 ja punainen 108 > 100 metriä.

Uudistaminen tarkoittaisi + / -

- + Harjoituslyöntipaikkojen lisääminen matolta + 30 paikkaa
  - + Harjoituslyöntipaikkojen lisääminen ruoholta + 20 paikka
  - + Rangen kohdeviheriöt parantavat harjoittelun mielekkyyttä
  - + Turvallisuus parantuu väylälle 1 ja 15
  - + Range mahdollistaa pidemmät lyönnit turvallisesti
  - + Lähipelialueiden merkittävä laajentuminen ja harjoituspaikkojen lisäys
  - + Puttiharjoitusalueen laajentuminen 250 m<sup>2</sup>
  - + Lyöntikatos sade- ja hellesään harjoitteluun
  - + Alueella varattu viihtyisä ja turvallinen paikka myös ei harjoitteleville
  - + Mahdollistaa paremmat opetus- ja kurssitoiminnan
  - + Alueelle opasteet ja selkeät siirtymiset alueille (range, lähipeli, putti, 1. tii ja lounge)
  - + Väylä 12 tiipaikan uudistaminen ja väylän toimivuuden parantaminen
  - + Rangekatos mahdollistaa aurinkovoiman hyödyntämisen.
  - + Mahdollinen valaistus
  - + Uudet ja siistit WC-tilat
- Rakentamisenaikainen alueiden vajaakäyttö

Uudistaminen tarkoittaisi €

Rangetuotot + 20 % (20 000 €) vuodessa

Harjoitus ja opetustoiminnasta saatavat tuotot 3 000 € vuodessa

Avustukset mahdollisia. OKM liikuntapaikkojen rakentaminen, EU maaseudun kehittäminen?

Rakennusaikaiset tulojen menetykset, arvio 20 000 €

# 1st HOLE

White - 370m - Yellow - 346m  
Blue - 330m - Red - 311m - Par 4



Before

Photovisualisation showing the two new fairway bunkers to the left of the hole



After

The poor alignment of the tees, which were built for the old hole, must be addressed. The tees are also very long and narrow. When they are rebuilt they should be aligned to the left and split up into back tee, main tee and ladies tee.



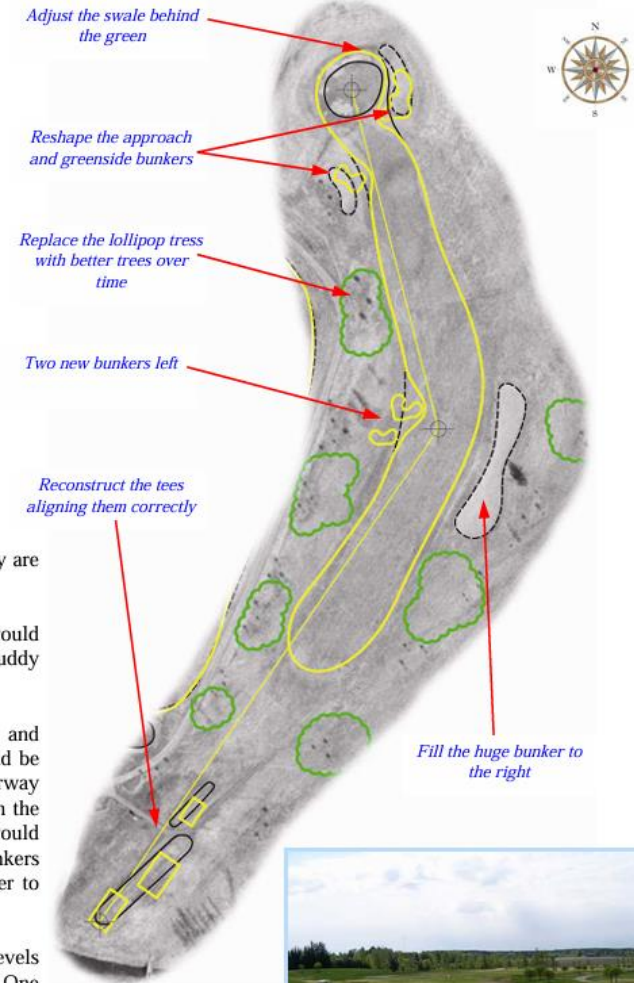
The view across the huge fairway bunker to be filled

The pathways around the tees are a little incongruous. It would be better if there were no pathways but this may lead to muddy trackways around the tees which would not be satisfactory.

The huge bunker to the right of the fairway is very ugly and does not stand out very well visually from the tee. It should be filled in. It would be far better to have a couple of fairway bunkers to the left of the hole, at around 220 to 240m from the tee. These would reinforce the corner of the dogleg and would be a challenge for the better players to drive over. The bunkers would be more severe hazards than the existing flat bunker to the right of the hole.

The green is quite attractively shaped. The changes of levels allow a good variation of flag positions to be chosen. One suggestion was that the swale at the rear of the green might be made a little wider and deeper with more of a fall on it to avoid the chances of ice damage in the existing flat area.

The bunkers up by the green are not in the character of the better bunkers at Tuusula so consideration should be given to reshaping them.



Fill the huge bunker to the right

The view from behind the green - The swale behind the green could be made deeper and wider



# 3rd HOLE

Proposed New Back Tee Length - 330m  
White - 300m - Yellow - 287m - Blue - 261m - Red - 253m - Par 4



Photovisualisation showing the view from the tee with the proposed lake enlargement to the right of the hole



It makes good sense to use the old 11<sup>th</sup> tee as the back tee for the 3<sup>rd</sup> hole.  
The ladies tee should be realigned to ensure that it points down the hole.

This is an attractive short par 4 with a tough, small green. One possibility for adding to the visual appeal of the hole would be to extend the lake to the right dramatically to make it a real playing feature. This would be a relatively easy task and would be a fairly instant change. The mounds to the right of the fairway would need to be reshaped in the project to provide a good view of the edge of the lake but the slightly elevated tees would mean that an excellent sight of the water would be available.

The fill material from the lake extension could be useful to raise

low, wet fairways and for some of the other construction projects although it would have to be spread out to be allowed to dry first.

The front bunker is very attractively shaped but it does cut almost right across the front of the approach. It would be better to allow the chance of the run up shot by filling in the right hand side of it. The green itself has attractive contours but the high mounds at the rear of the green should be lowered and reshaped to make them look less severe.

The area to the right of the green is one where the grass should be kept cut low to allow chip and run shots and even putts to be played.



Photovisualisation showing the proposed lake extension from a different angle



lower the mounds behind the green

Reduce the greenside bunker left

Enlarge the pond to the right of the hole to produce a much larger lake

Use the old 11th tee as a back tee

The approach bunker is attractively shaped but it extends a little too far across the front of the green

The view from behind the green



# 4th HOLE

White - 452m - Yellow - 437m  
Blue - 413m - Red - 364m - Par 5



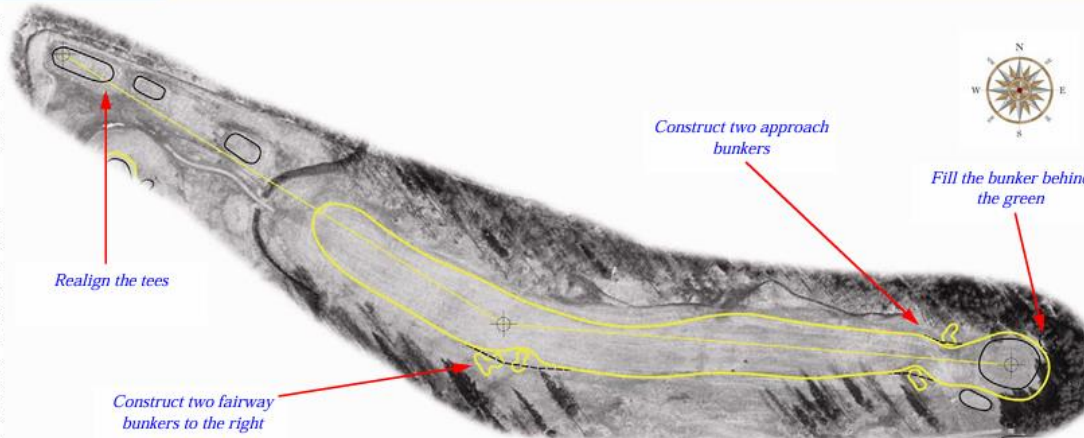
*The view from the misaligned tees*

This is another fine hole being very visually appealing.

The back tee and main tee are misaligned. Ideally they should be realigned but this quite a big job to do it right.

It would be worth adding a couple of fairway bunkers down the right side of the hole which would make the longer hitters think a little more before taking the driver. At the moment, hitting the ball as far as possible from the tee is the most sensible option. The

addition of bunkers would mean that a definite decision has to be made. The one consideration which will have to be made is the drainage of the bunkers. The drain in the area is very shallow and very small in diameter. The bunkers would be at the edge of the fairway on slightly higher ground which would make the drainage a little easier but it is likely that a new pipe will have to be installed to the stream line to ensure that it will function as it should.



*Before*

*Photovisualisation showing the two new fairway bunkers to the right of the drive*

The uphill second part of the hole is attractive, but could be improved by the addition of a couple of bunkers in the approach area, on to the right, set into the bank and one to the left, a little closer to the green. These will test the accuracy of the second shots of the better players.

The green has some good undulation although it is rather hogs back in nature, tending to throw the ball away from the surface. No change is suggested but if the edges drop any further, some raising may be required.



*After*

There should be a walk down into the front right greenside bunker so it really needs to be deepened. However, there may be rock present which will make this difficult. The bunker to the rear of the green should be filled in, a grass bank being a better feature.

*Photovisualisation showing the tightening of the approach with two bunkers*



*Before*



*After*

# 7th HOLE

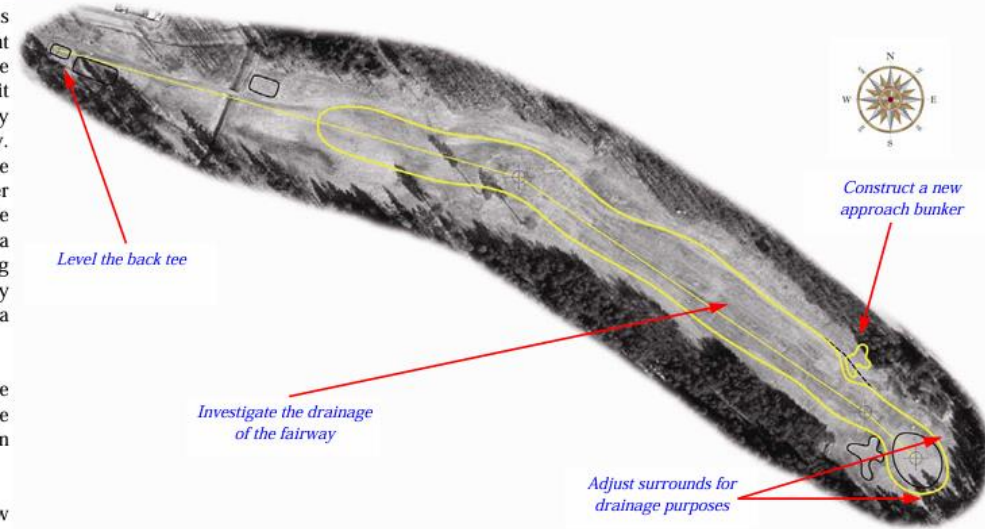
White - 462m - Yellow - 441m  
Blue - 367m - Red - 360m - Par 5



*The view from the back tee*

It would be a shame if the concerns over safety of the houses to the right of the hole lead to a need to change the line of the tee shot. It is good as it stands even though it is a tough carry up onto the higher part of the fairway. However, if a change is required, the tees would have to move to the other side of the maintenance area with the hardstanding of the maintenance area moving over to the area of the existing tees. That assumes that a satisfactory 9<sup>th</sup> hole can be found in the same area which would be quite a challenge.

Assuming that the tees can stay where they are, the back tee needs to be levelled. It was reported that the main tee is large enough for a par 5.



*Before*

Once up to the top of the ridge, the view towards the green is nicely framed by the trees but would be improved with the addition of an approach bunker to the left of the hole. That would work well with the attractively shaped greenside bunker.

The flat second half of the fairway is reported to have severe drainage problems. A drainage expert should be asked to advise upon this but it looks as though the falls to the catchment basins are not strong enough. The drain linking these basins is not very deep so deepening the depressions to achieve a stronger fall does not look to be possible with the existing drainage system. However, the drain itself is very small in diameter. It would make sense to install a larger pipe at a greater depth which would allow the fairway to be shaped more strongly to the basins. If the presence of rock does not allow easy installation of a new pipe, thought may have to be given to raising the fairway levels to achieve the same result. That would not be so good from the point of view of the golf hole though.

*Photovisualisation showing the proposed approach bunker to the left of the hole*



*After*

The green is one of the most attractively contoured on the course. The greenside bunker is well shaped also although, rock permitting, it would be improved if the base could be lowered by around 25 to 50cm.

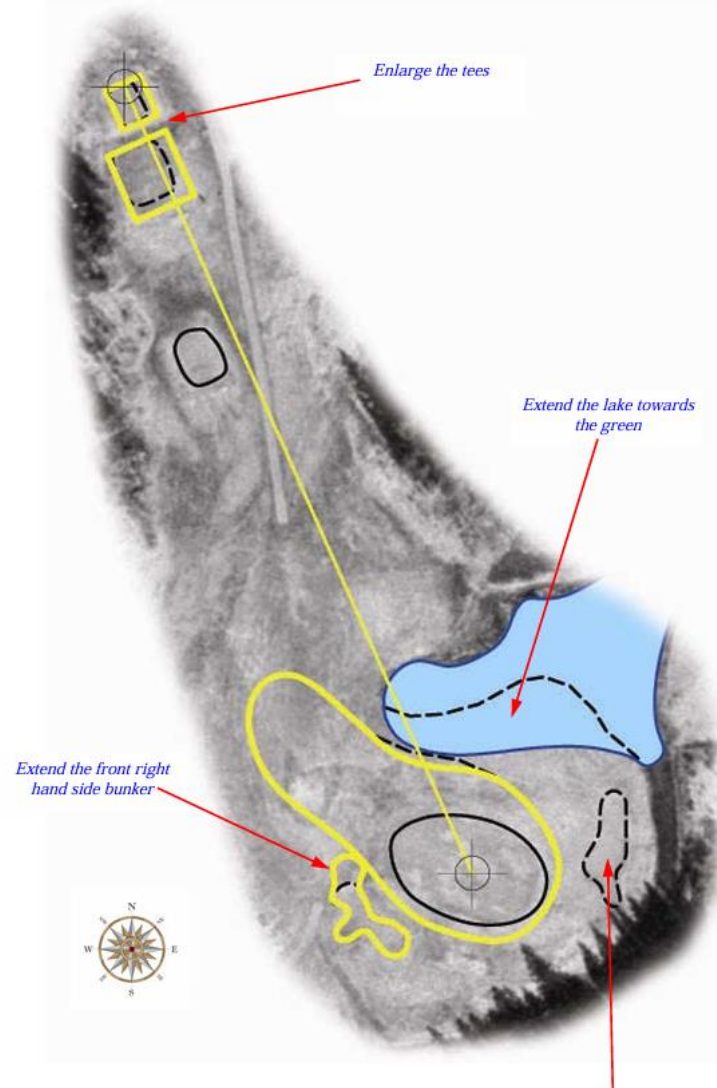
The wet area to the rear of the green could be assisted by swaling the low area away to the left. The flow of water onto the green surface from the right could be avoided by the creation of a swale to the left of the green, running out at the front. If the rock does not allow lowering of levels in this area, a low ridge could be formed to achieve the same result.

*The greenside bunker has a good character and shape*



# 9th HOLE

White - 146m - Yellow - 133m  
Blue - 133m - Red - 101m - Par 3



The teeing area should be made larger. The back tee can be extended by around 4m to the left. The main tee can be extended to the left by a similar distance and by around 5m to the front. This will require a reasonable amount of fill material.

The 9<sup>th</sup> is a good par 3 which could be improved by cutting the lake closer to the green. The new boundary should be halfway between the existing lake edge and the green boundary. This will steepen the bank up to the green but that would not be a problem.

The green surface has some good levels on it.

The bunker at the rear of the green should be filled in. The bunker to the right of the green should be cut a little more round to the front of the green to make it more visible from the tee.



*The view towards the green would be better if the water is in view more*



*The greenside bunker could be extended to the left a little more*

# 10th HOLE

White - 366m - Yellow - 355m  
Blue - 341m - Red - 302m - Par 4



*The bunkers to the left of the fairway should be filled*

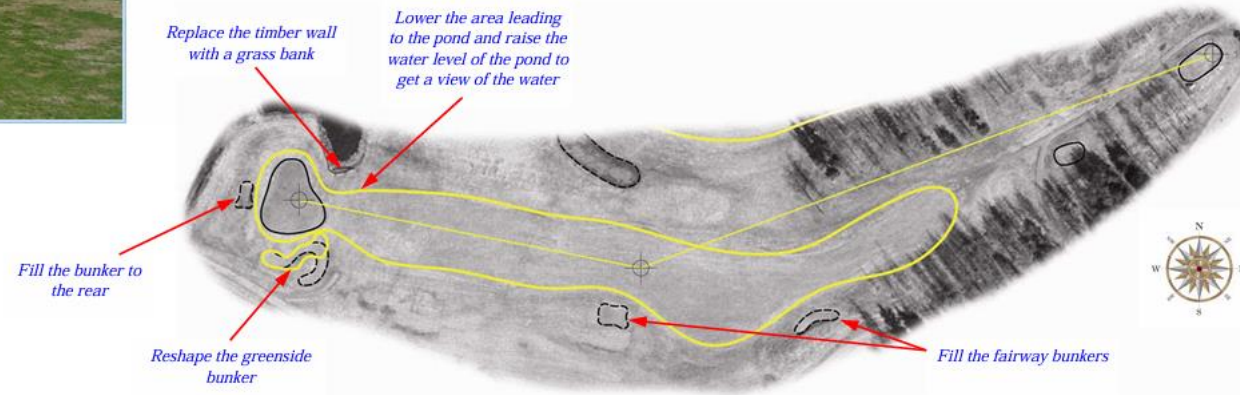
The hole has a good shape to it even though the drive is blind. As it is blind, the pond to the right of the hole would be better filled in. It is too small to be a good feature, gets badly weed infested in the summer and it is difficult to know if the ball has gone in the hazard or not. As it has an overflow it should be possible to fill it and keep it drained via a catchment basin.

The first bunker to the left of the hole, and the large mound in which it is set, should be removed. The second bunker on the left should also be filled.

The lake to the right of the green was debated at some length. It forms a good feature between the green and 6<sup>th</sup> tees so it should be retained. However, it was thought that the water level can be raised by around 0.5m which would help it to be seen from the fairway. Even raising the level might not be enough to give a good enough view so it may be necessary to lower the ridge short of the lake. The sleeper wall has badly collapsed. It would be better if the sleepers are removed and a more natural bank formed down to the water line.

The green is reported to have subsided on its right side. It would be best to lift this to restore the original levels.

The bunker to the left of the green is extremely large and would be just as good if the part further away from the green is filled in. The bunker to the rear of the green, although having a nice shape, should be filled in.



*The view towards the green – It would be good if the water could be brought into view*



*Lowering the area in front of the pond and raising its water level would help*



*The timber wall is collapsing badly so it would be better to replace it with a steep grass bank*

# 14th HOLE

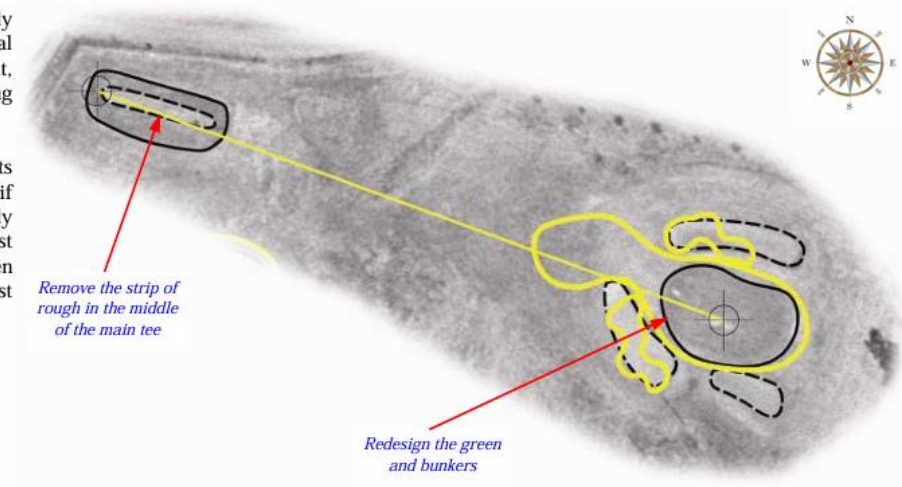
White - 134m - Yellow - 123m  
Blue - 112m - Red - 91m - Par 3



*The strip of rough in the middle of the tee is one of the strangest sights I have seen!*

The main tee for this par 3 is extremely strange being two halves split by a central rough slope. The tee should be rebuilt, producing one flat rectangle of teeing surface.

The green is not too bad in terms of its shape but it would be improved upon if redesigned. The bunkers are rather ugly and lack the attractive shape of the best bunkers at Tuusula. Either the whole green and surrounds should be reshaped or just the bunkers adjusted.



*The greenside bunkers need major reshaping*

*The view from behind the green*



# 18th HOLE

White - 417m - Yellow - 397m  
Blue - 349m - Red - 340m - Par 4

A good looking drive for the final hole but it could be improved by the addition of a fairway bunker to the right set into the existing ridge. Such a bunker would also have the benefit of stopping some balls from reaching the pond.

The green is really top class in terms of its shape and contributes greatly to the popularity of the hole.

The bunker to the left of the green should have its right hand end rounded off and the bunker behind the green should be turned into an attractive swale / depression by minor filling.



A photovisualisation showing the proposed fairway bunker to the right of the drive





## Kehityssuunnitelma 2025 - 2029

### Kustannusarvio:

|                       |                  |
|-----------------------|------------------|
| Kenttä                | 710 000 €        |
| Rangekatos + WC-tilat | 250 000 €        |
| <b>YHTEENSÄ</b>       | <b>960 000 €</b> |

### Rahoitus:

#### Vaihtoehto I

|                 |                  |                        |
|-----------------|------------------|------------------------|
| Rakennusvastike | 650 000 €        | (1 000 € / Pelioikeus) |
| Tulorahoitus    | 310 000 €        |                        |
| <b>YHTEENSÄ</b> | <b>960 000 €</b> |                        |

#### Vaihtoehto II (ilman rangekatosta)

|                 |                  |                      |
|-----------------|------------------|----------------------|
| Rakennusvastike | 450 000 €        | (692 € / pelioikeus) |
| Tulorahoitus    | 310 000 €        |                      |
| <b>YHTEENSÄ</b> | <b>760 000 €</b> |                      |



### **Maksutavat:**

- Pankkimaksu
- Korttimaksu
- Mobiilimaksu
- Lasku (30 päivää maksuaikaa)
- Erämaksu (3-36 kk maksuaikaa)

### **Kustannukset:**

- |                    |                   |
|--------------------|-------------------|
| • Pankkimaksu      | 0 €               |
| • Korttimaksu      | 0 €               |
| • Mobiilimaksu     | 0 €               |
| • Lasku            | 3,95 €            |
| • Erämaksu – 36 kk | 15 % + viitekorko |

### **TGK osakastarjous**

- |                  |     |
|------------------|-----|
| • Erämaksu 10 kk | 0 € |
|------------------|-----|







TUUSULAN  
GOLFKLUBI

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