

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

房屋及規劃地政局

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Housing, Planning and Lands
Bureau
Murray Building,
Garden Road, Hong Kong

本局檔號 Our Ref. HPLB(CR)(PL) 1-160/08 Pt. 3

來函檔號 Your Ref. CB(3)/PAC/R43

10 January 2005

Ms Miranda HON
Clerk to Public Accounts Committee
Legislative Council Secretariat
Legislative Council Building
8 Jackson Road
Central
Hong Kong

Dear Ms Hon,

**The Director of Audit's Report on the
results of value for money audits (Report No. 43)**

Chapter 6: Grant of land at Discovery Bay (DB) and Yi Long Wan

Thank you for your letter of 15 December 2004 to the Secretary for Housing, Planning and Lands and I have been authorized to reply on his behalf.

The additional information requested by the Public Accounts Committee at the hearings is as follows :-

Public hearing on 8 December 2004

- (a) *minutes of the meetings relating to the decision that there was no need to report to the Executive Council regarding the change in the concept of the Discovery Bay (DB) development, including the minutes of the Development Progress Committee meetings held on 10 October 1985 and 14 November 1985 (paragraphs 2.17 to 2.21 of the Audit Report refer).*

The minutes of the Development Progress Committee meetings held on 10 October 1985 and 14 November 1985 are at Annexes A and B respectively. As far as we could ascertain, no other record of meeting is relevant to the point referred to in your question.

- (b) ***a copy of the Executive Council paper of 11 March 2003 concerning the DB Outline Zoning Plan (paragraph 2.24 of the Audit Report refers).***

As a matter of principle, Executive Council (ExCo) papers are confidential documents and cannot be released. However, following the ExCo's approval on 11 March 2003, a Legislative Council (LegCo) Brief on "Approved Discovery Bay Outline Zoning Plan No. S/I-DB/2 was issued subsequently. A copy of the LegCo Brief is at Annex C.

Public hearing on 13 December 2004

- (c) ***regarding the deletion of the public golf course, documents during the period July 1977 (when Developer A proposed to change the public golf course to some other form of public recreational use) and February 1982 (when the Secretary for City and New Territories Administration (SCNTA) approved MLP 5.0 which removed the requirement for the provision of the golf course) which were relevant to the SCNTA's decision to approve MLP 5.0 despite the objection to deleting the golf course (paragraphs 3.5 to 3.10 of the Audit Report refer).***

The Lands Department (Lands D) locates from its file records one document which might be relevant, namely an unsigned letter dated 20 March 1979 from Developer A to the then Secretary for the New Territories. The letter together with its enclosure is at Annex D. In the letter, Developer A explained why he/she considered a non-membership golf course not viable and sought approval to abandon the concept and to provide other active public recreation as replacement.

- (d) ***whether, in the 1970s and 1980s, there was any project which, similar to the DB development, had undergone a change in development concept from that of an area with recreational and***

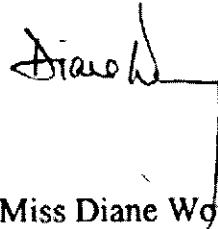
leisure facilities to a residential development, and whether there was any project in respect of which the application for change in development concept was not approved.

There was no other project for recreational and leisure facilities similar to that of the DB granted in 1970s and 1980s. Therefore, the question of whether change in development concept of such development had been approved or rejected does not arise.

(e) the total revenue generated by the entire DB development in the past 30 years.

As far as Lands D is concerned, a total of some \$2.09 billion has been collected in respect of the DB development. This figure comprises land premium, Government rent up to 1996/97 (Government rent is collected by the Rating and Valuation Department after 1997), premium charges for changes to the Master Layout Plan, waiver fees and rental for short term tenancy and administrative fees.

Yours sincerely,



(Miss Diane Wong)

for Secretary for Housing, Planning and Lands

c.c. D of L (Attn: Mr John Corrigan 2868 4707
Mr Graham Ross
Mr C M Lau) 2850 5104

Internal – AA/SHPL

CONFIRMED (14.11.85)

DEVELOPMENT PROGRESS COMMITTEE

Minutes of the 43rd Meeting held on 10 October 1985
in the L&W Branch Conference Room, Murray Building, 21/F

Present

Mr. J. Todd, SLW (Ag.) (Chairman)
Mr. F.D. Roome, DL (Ag.)
Mr. G.B.O'Rorke, DNTD
Dr. J.W. Hayes, RS(NT)
Mr. A.N. Savage, PAFS(1) for DFS
Mr. R.G. Scurfield, PAS(T)4 for S for T
Miss M. Seddon, AD(P)(Ag.) for D of H - Item 4
Mr. E.K.Y. Lee, Sr. Econ. for SES
Mr. R.J.S. Law, PEPO/N for CEP
Mr. K.T. Kuo, UADA

In Attendance

Mr. A.G. Eason, DS(LW)1
Mrs E. Wong, DS(LW)2
Mr. J.M. Wigglesworth, PGTP - Item 9
Mrs E.M. Boshier, PAS(LW)1
Mr. L.K.C. Wong, GTP/U
Mr. B.C.K. Fung, STP/NTDB
Mr. S. Lau, STP/SR3
Mr. Parrish Ng, AS(LD)
Mr. J. Figueiras, Consultant (MHA))
Mr. K. White, Consultant (MHA)) Item 1
Mr. J. Whitefield, Consultant (MHA))
Mr. R.B. Hanna, PM/TPF) Items 1, 5, 6 & 7
Mr. H.K. Chan, CTP/TPF)
Mr. K. Austin, PM/ST - Item 8
Mr. T.J. Mills, GLA/DH - Item 10
Mr. K.K. Tse, AS/LG (Secretary)

Item 10 : Discovery Bay Revised Master Plan
(DPC Paper No. 83/85)

- 10.1 Before introducing the Discovery Bay Revised Master Layout Plan, GLA/DH proposed two amendments to the paper : -

Para 7 : replace "Completion" by "Compliance".

Para 14 : delete the first sentence.

- 10.2 GLA/DH described the Discovery Bay Revised Master Layout Plan (No. 6.0) with which he said the developer, the Hong Kong Resort Co. Ltd, wanted to replace the current Master Layout Plan (No. 5.1) to improve the viability of the project. He pointed out that, in submitting the revised plan, the developer proposed to depart significantly from the original concept of a leisure and recreational facility to that of a 'first home' residential community. Under the new proposals some of the development originally proposed for the upland areas would be redistributed to the lowland areas, bringing it close to the commercial centre and the pier, in the form of 25 high rise blocks ranging from 14 to 22 storeys. Moreover, the Company wanted the original plan to have a public golf course and two hotels to be dropped, to regard the hotel requirement as optional and to convert the "surplus" commercial and hotel GFA to residential GFA on a metre for metre basis. GLA/DH also asked DPC to consider whether the revised proposals should be submitted to ExCo for endorsement as the latter had approved the Discovery Bay exchange grant in July 1976.

- 10.3 In discussion, the following main points were noted :

- (a) development concept : DS(LW)1 stated that as flat owners were free to use their flats either as first or holiday homes, the original resort concept could not be enforced. PAFS(1) suggested that there was no point in formally approving the change in concept since the change was already taking place;
- (b) location of the high rise buildings : Members were generally concerned about the compatibility of the proposed high rise residential development with the surrounding environment, especially on the headland, i.e. Area 4 (Phase IV development). The proposed buildings in Phase III, i.e. Areas 6E, 6B4, 6B2, were less objectionable because they would be situated against a backdrop of hills. The Chairman asked if the developer would want to commence work on Phase III without receiving the go-ahead for Phase IV. GLA/DH said that he probably would ;

- (c) community facilities : PGTP asked if there would be enough community facilities for the residents if the development concept changed. GLA/DH thought that there would be little requirement to provide additional community facilities as only a marginal increase in the planned population was involved. However, in view of the current emphasis on first homes, GLA/DH agreed that the developer should be asked to provide more public recreational facilities;
- (d) ferry service : it was noted that the inadequacy of the ferry service had long been a matter of complaint among the residents and was compounded by the fact that, while Government had insisted on the provision of full pier facilities at Discovery Bay, no corresponding provision in the harbour area had been made. PAS(T)4 said he would look into the problem;
- (e) consultation : RS(NT) suggested, and DPC accepted, that consultation should be carried out on a wider basis, especially with the residents. STP/NTDB said that although there was no town planning objection, in principle, to the transfer of residential GFA from the upland to the lowland areas, reservations had nonetheless been expressed over the location of the high-rise blocks from the town planning point of view;
- (f) implementation timing : GLA/DH said that the Company would like to implement the revised plan as soon as possible, and was therefore seeking approval urgently; and
- (g) approval : the Chairman said that CS's advice would be sought as to whether ExCo approval was required

10.4 DPC

agreed that

- (a) the requirement for building the public golf course and the cable car could be deleted and the developer asked to provide other compensatory public recreational facilities (e.g. tennis courts) ;
- (b) the requirement to build one or more hotels could be made optional rather than obligatory ;
- (c) the requirement to show the timing of the remaining stages on phases of development on the Master Layout Plan could be omitted ;
- (d) the proposal to change the overall concept of the development did not require formal approval as it was unenforceable in any case ;

- (e) the proposals in respect of Phase III of the development were acceptable in principle ; and
- (f) the proposals beyond Phase III, particularly as regards high rise development on the headland, were unacceptable.

Date of Next Meeting

14 November 1985.

Lands and Works Branch
October 1985

CONFIRMED (12.11.85)

DEVELOPMENT PROGRESS COMMITTEE

Minutes of the 44th Meeting held on 14 November 1985
in the L&W Branch Conference Room, Murray Building, 21/F.

Present

Mr. N.K. Chan, SLW (Chairman)
Mr. J.R. Todd, DL
Mr. K.W.K. Kwok, DNTD(Ag)
Mr. G. Leung, PAS(HK&K) for RS(HK&K)
Dr. J.W. Hayes, RS(NT)
Mr. C.K. Taylor, AFS(W) for DFS
Mr. J.A. Kessler, CE(T) for S for T
Mr. A.R. Crosby, AD(P) for D of H
Mr. E.K.Y. Lee, Sr. Econ. for SES
Mr. R.J.S. Law, PEPO/N for CEP
Mr. K.T. Kuo, UADA

In Attendance

Mr. A.G. Eason, DS(LW)1
Mrs E. Wong, DS(LW)2
Mr. J.M. Wigglesworth, PGTP - Item 5
Dr. Y.L. Choi, GE/OS
Mr. P. Ng, AS(LD)
Mr. R. Garrett, Consultant (Maunsell)) Item 1
Mr. C. Goodwin, Consultant (Maunsell))
Mr. R.B. Hanna, PM/TPF) Items 1-2
Mr. H.K. Chan, CTP/TPF)
Mr. I.T. Brownlee, STP/SA - Item 5
Mr. Y.Y. Ng, GE/NT) Item 6
Mr. B.C.K. Fung, STP/NTDB)
Mr. K.K. Tse, AS/LG (Secretary)

(Extract)

Item 4 Matters Arising

4.1 Clarification of meaning
 (Item 10 of minutes)

RS/NT explained that when he suggested consultation should be carried out on a wider basis in sub-para 10.3(e), he meant it should be carried out by the Company.

4.2 CS's advice on the Discovery Bay case
 (Item 10 of minutes)

 The Chairman reported that CS considered there was no need to go to ExCo or LDPC as the Phase III development followed on from the development so far approved and did not represent a major change in principle.

* * * * *

LEGISLATIVE COUNCIL BRIEF

Town Planning Ordinance
(Chapter 131)

APPROVED DISCOVERY BAY
OUTLINE ZONING PLAN NO. S/I-DB/2

INTRODUCTION

At the meeting of the Executive Council on 11 March 2003, the Council ADVISED and the Chief Executive ORDERED that the draft Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/1A should be approved under section 9(1)(a) of the Town Planning Ordinance (the Ordinance) and renumbered as No. S/I-DB/2.

BACKGROUND

2. On 16 May 2001, pursuant to section 3(1)(a) of the Ordinance, the Chief Executive directed the Board to prepare an OZP for the Discovery Bay area. On 14 September 2001, the draft Discovery Bay OZP No. S/I-DB/1 was exhibited for public inspection under section 5 of the Ordinance.

A 3. The approved Discovery Bay OZP No. S/I-DB/2 is at Annex A for Members' reference. A set of Notes, at Enclosure I to Annex A, lists out the uses which are always permitted and those which may be permitted on application to the Board. The Notes form a part of the approved OZP. An Explanatory Statement in respect of the approved OZP is at Enclosure II to Annex A.

The Planning Scheme Area

4. The Planning Scheme Area (the Area), covering about 810 hectares of land, is located in the eastern part of Lantau Island. It comprises the area mainly bounded by the proposed Lantau North (Extension) Country Park to its north, west and south, and Tai Pak Wan to its east. To the further east is Peng Chau and to the northeast about 4 kilometres away is the Hongkong Disneyland (under construction) in Penny's Bay. The boundary of the Area is shown in a heavy broken line on the approved OZP.

5. The population of the Area was about 15,600 in 2001. Having regard to the character of the Area, environmental considerations and the existing and planned infrastructure provision,

the approved OZP provides for a planned total population of about 25,000 persons for the Discovery Bay development and 200 persons in the rural settlements upon full development.

Land Use Zonings

6. The planning intention relating to the Area is primarily to conserve the natural setting of the Area and to allow for compatible low-density development which provides for a mix of residential and recreational uses. It adopts the urban design concept of maintaining a car-free and low-density environment while concentrating commercial and major community and open space facilities at more accessible locations. One activity node each around the ferry piers in Tai Pak Wan and Yi Pak Wan have been earmarked on the approved OZP. A stepped building height approach with low-rise on the headland and coastal lowland and high-rise development for the inland is adopted.

7. About 101 hectares of land are zoned "Residential (Group C)" ("R(C)") for low-density housing development compatible with the sub-urban character. This zoning covers the existing and proposed residential areas in the Discovery Bay development in Tai Pak and Yi Pak. This zone is sub-divided into 11 sub-areas with further sub-divisions to reflect the variations in height and building form in individual neighbourhood. Another seven hectares of land are zoned "Residential (Group D)" ("R(D)") to encourage improvement to and upgrading of existing temporary domestic structures and houses at Nim Shue Wan and Cheung Sha Lan. In this zone, very low-rise and low-density development may be permitted on application to the Board.

8. About 188 hectares of land are zoned "Other Specified Uses" for uses such as commercial complex cum residential development, hotel, golf course, marina, sports and recreation club, staff quarters, petrol filling station, service area and reservoir, etc.. Some 10 hectares of land are zoned "Government, Institution or Community" ("G/I/C") to demarcate existing and reserved sites for major Government, institution or community facilities serving the needs of the local residents as well as visitors. Major existing Government, institution or community facilities include schools, a fire station/ambulance depot, post office, electricity sub-station, telephone exchange, pumping stations and the Trappist Haven Monastery. This zone is divided into four sub-areas, with variations in maximum height and/or Gross Floor Area (GFA) restrictions.

9. About 11 hectares of land are zoned "Open Space" ("O") to cover the existing beach in Tai Pak and the proposed central park and waterfront promenade at Yi Pak. The fringe areas in the central and southern parts are zoned "Green Belt" ("GB"), while the uplands in the west

and north are zoned "Conservation Area" ("CA") to define the limit of development and to protect the natural landscape. The two zones take up about 167 and 241 hectares respectively. The mangrove area at Yi Pak and the coastal areas at Tai Pak, Sam Pak and Sze Pak are zoned "Coastal Protection Area" to protect the natural coastlines and coastal features. This zone covers about 13 hectares.

10. Part of the proposed Lantau North (Extension) Country Park, about 63 hectares, is also included in the approved OZP and zoned "Country Park". All uses within this zone are subject to the provisions of the Country Parks Ordinance (Cap. 208).

11. In order to preserve the existing amenity and character of the Area and to avoid excessive development, development restrictions on building height, plot ratio and/or GFA are stipulated in the Notes for most of the land use zones.

Objections

12. During the exhibition of the draft Discovery Bay OZP No. S/I-DB/1, 674 valid objections were received, of which 41 objections were subsequently withdrawn. The objections were mainly against the "Other Specified Uses" annotated "Golf Course" ("OU(Golf Course)") zoning for the proposed second golf course site, the extent of the conservation-related zones, the non-adherence to the approved Master Plans under the lease, and the proposed 24-storey hotel and 25-storey developments in Yi Pak. In particular, there were conflicting views between two groups of objectors i.e. some residents of Discovery Bay and Green Lantau Association and the Hong Kong Resort Company Ltd. (HKR), the developer for the Discovery Bay development. The residents requested that the "OU(Golf Course)" site should be rezoned to "CA" to preserve the existing natural environment. The HKR, however, proposed to extend the "OU(Golf Course)" zone to the area zoned "CA" adjoining the existing service reservoir to help facilitate the linking up of the proposed and existing golf courses.

13. After giving consideration to the objections, the Board decided to propose amendments to the draft OZP to meet/partially meet some of the objections, including rezoning the "OU(Golf Course)" site to "CA" and "GB" zones because the site was not suitable for golf course use as development would displace a piece of natural environment and affect some natural streamcourse and some popular hiking trails, re-provisioning for the second golf course by rezoning a site zoned "R(C)12" and a small piece of adjacent land zoned "GB" to the north of the existing golf course to "Other Specified Uses" annotated "Golf Course cum Residential Development" ("OU(Golf Course cum Residential Development)")

to centralise the golf course facilities in one location, adjusting the boundary of certain zones and amending the Notes of the OZP.

14. On 14 June 2002, the proposed amendments were notified in the Gazette under section 6(7) of the Ordinance. 526 valid further objections were received and four of them were subsequently withdrawn. The further objections were all related to the proposed amendments to the second golf course. After considering the further objections under section 6(8) of the Ordinance on 19 July 2002, the Board decided to meet/partially meet some of the further objections by reverting part of the "OU(Golf Course cum Residential Development)" zone back to "GB" so as to avoid unnecessary cutting of natural slopes and extension of development area at a visually prominent upland location which would cause visual intrusion to the Hong Kong Disneyland. The proposed amendment was also confirmed by the Board as a decision made under section 6(9) of the Ordinance.

IMPLICATIONS OF THE PROPOSAL

15. Approval of the draft OZP itself has no financial or civil service implications.

Economic Implications

16. The further population increase in the Area will be about 9,400 mainly from the future phases of the Discovery Bay development in Yi Pak. There will be positive economic implications arising from the revenue generated from the premium collected from the private residential development, investment on the infrastructure work and jobs created.

Environmental Implications

17. The approved Discovery Bay OZP No. S/I-DB/2 provides the planning framework to guide future development and redevelopment of the Area. Appropriate planning controls have been adopted in the light of the environmental and infrastructural constraints in the Area.

Sustainability Implications

18. The approved OZP does not have major sustainability implications. It nevertheless strikes a balance between conserving the natural environment of the Discovery Bay area and providing compatible low-density development in a car-free environment.

PUBLIC CONSULTATION

19. Consultation with the Peng Chau/Discovery Bay Area Committee (the Area Committee) was conducted on 7 August 2001. Members of the Area Committee had no adverse comments on the draft Discovery Bay OZP but considered that private cars should be allowed to use the Discovery Bay Tunnel Link. The Board considered that the tunnel link should be restricted to the use of residents' services buses and emergency vehicles, taking into account the capacity constraint of the external road links of Lantau and the need to maintain the relatively car-free environment of the Discovery Bay development.

PUBLICITY

20. The approved Discovery Bay OZP will be printed and exhibited in accordance with section 9(5) of the Ordinance. A press release will be issued on the date of exhibition. A spokesman will be available for answering media enquiries.

ENQUIRY

21. Any enquiry on this brief can be addressed to Miss Ophelia Y.S. Wong, Assistant Director of Planning/Board, Planning Department, at Tel. No. 2231 4606.

PLANNING DEPARTMENT

March 2003

March 20, 1979

Ref: F-X2b P4

The Hon. D. Akers-Jones, OBE, JP
Secretary for the New Territories
New Territories Administration
4/F 15/F, H.K. Housing Authority HQ. Building
101, Princess Margaret Road
Kowloon.

Dear Mr. Akers-Jones.

Discovery Bay - Non-membership Golf Course

As you are aware we have now awarded a contract for the dam diversion tunnel to Aeki Construction Co, of Japan. We have awarded this contract initially because of delays in our negotiations with a third party known to you who is keen to participate. Whatever the state of these negotiations we propose to award by 1 June 79 the second major infrastructure contract which will provide serviced land for housing at Tai Pak. This will be followed or possibly accompanied by a contract for the dam.

We have taken advantage of this enforced lull to engage Messrs. Chankland Cox to review and refine Master Plan 4.0. One area on which the planners have focussed is Area 15, Non-membership Golf Course. You will recall that Area 15 comprises some of the flattish land inland from Yi Pak through which access can be gained via a low saddle to a small beach at the northern extremity of our development area. Between Yi Pak and this small beach is a hill rising to over 300 ft.

Master Plan 3.5 showed a hotel on top of the hill, a public works area on the small beach and an 18 hole golf course plus 675 housing units in the remainder. The golf course itself occupied 47 acres. Master Plan 4.0 shows this entire area as Non-membership Golf Course.

We have considered the economics of such a golf course and have concluded that it is not viable. Even if it were viable, the users would be drawn exclusively from the higher-income brackets and relatively few people would make use of this large tract of land. I attach a paper which seeks to explain these points in more detail.

.....2/-

Page 2

March 20, 1979

The Hon. D. Akers-Jones, CMG, JP
New Territories Administration
Kowloon.

We acknowledge our responsibility to provide active recreation for the public, i.e. non Club members, at Discovery Bay but feel we could better discharge this responsibility by providing some form or forms of recreation other than golf. We are therefore writing to seek your approval in principle.

- (a) to abandon the concept of a Non-membership Golf Course and
- (b) instead to locate either in the same general area or elsewhere within the site a suitable area or areas for active public recreation.

Once we have your approval in principle we will consider the forms of active recreation that will be most suitable and will of course keep you advised on our thinking.

Yours sincerely,
HONG KONG RESORT CO. LIMITED

Rayson Cha
Managing Director

Encl:
PC/ph

Non-Membership Golf Course

1. Conclusion

1.1 Economically, the non-membership golf course does not seem viable.

1.2 Various factors have been looked at. These are:

- a. the captive market.
- b. the cost of the game i.e. equipment etc.
- c. the operation cost and corresponding charges for players.

2. The Captive Market

2.1 There is a total of 2,500 - 3,000 golf members in Hong Kong, about 2,500 of whom belong to the Royal HK Golf Club and 300 belong to the Shek O Country and Golf Club. The 300 odd corporate memberships issued by the NMGSC were very popular and there is a waiting list of 50. The Shek O club gives priority to applicants who hold senior executive positions. These factors indicate several points:-

- 2.1.1 Only a very small percentage of the population is interested or even plays golf.
- 2.1.2 Many enthusiastic golfers are white-collar executive workers, middle-upper income class.
- 2.1.3 Many companies, most probably those hiring expatriate personnel, would buy a nosines debenture for senior staff.

In toto, therefore, golf seems to be a "wealthy man's game", appealing to the higher income groups - a very small proportion of the "public".

3. The Cost to the Player

3.1 Golf clubs vary from HK\$600 per set of 7 to HK\$4000 per set of 14. For beginners, a set of 7 is sufficient and the cost, depending on the name brand, varies from HK\$600 - HK\$1500 per set.

3.2 Golf shoes is a must - minimum costing HK\$240 per pair.

3.3 New golf balls cost HK\$50 per dozen. (used HK\$36 per dozen)

3.4 Caddy and green fees charged vary from HK\$100 to HK\$200. This is a variable dependant on the management and maintenance costs of the course.

In total, using minimum figures, a person who wants to play golf without belonging to a club must spend roughly HK\$1000 for the equipment and HK\$100 each time for green fees. The weekend green fee for visitors is now HK\$150.

.....2/-

4. Cost of Operating the Golf Course

No estimate has yet been made for constructing a 18-hole course in Area 16 as shown on Master Plan 4.0 but obviously, because of the terrain, the capital outlay would be considerable.

Maintenance cost varies but roughly, depending on the configuration and quality of the course, the maintenance comes to about \$1 million per year for a 18-hole golf course plus its ancillary facilities.

Moreover, from the operations of numerous golf courses around the world, it has been shown that the maximum number of players using a 18-hole golf course per day is roughly 260. Assuming that there is a total of 90 - 100 public holidays per year (Sundays, public holidays and half day Saturdays) and assuming the weather for 45 - 50 days of this period is unsuitable for playing, the total number of the public served per year on such a non-membership golf course is only 11,700 to 13,000.

Not only does such a facility serve a small percentage of the public but also it is doubtful whether a non-membership golf course would be a viable economic enterprise. In order to recover both the capital and the recurrent costs, the green fees charged per person would be phenomenal bearing in mind the frequency of use is highest during weekends only.