

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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香港中區  
昃臣道 8 號  
立法會大樓  
立法會秘書處  
政府帳目委員會秘書  
韓律科女士

韓女士：

有關衡工量值式審計工作結果的  
審計署署長報告書(第四十三號報告書)

第 6 章：大嶼山愉景灣和二浪灣的批地事宜

2004 年 12 月 15 日致房屋及規劃地政局局長的信件收悉，下開簽署人現獲授權代為回覆。

現應政府帳目委員會在聆訊中提出的要求，提供額外資料如下：

2004 年 12 月 8 日召開的公開聆訊

- (a) 有關當局決定無須向行政局匯報更改愉景灣發展概念一事的會議紀錄，包括 1985 年 10 月 10 日及 1985 年 11 月 14 日的發展進度委員會會議紀錄(見審計報告書第 2.17 至 2.21 段)。

1985年10月10日及1985年11月14日的發展進度委員會會議的有關紀錄，分別載於附件A及B。就我們所知，並無其他的會議紀錄與你這項提問有關。

- (b) **2003年3月11日有關愉景灣分區計劃大綱圖的行政會議文件(見審計報告書第2.24段)。**

基於原則性的考慮，行政局審議的所有文件均為機密文件，不得向外披露。不過，行政局在2003年3月11日批准愉景灣分區計劃大綱草圖後，當局就《愉景灣分區計劃大綱核准圖編號S/I-DB/2》發出一份立法會參考資料摘要。現把該份摘要載於附件C。

#### 2004年12月13日召開的公開聆訊

- (c) **在剔除公眾高爾夫球場方面，由1977年7月(當時發展商A建議把公眾高爾夫球場改為其他形式的公眾康樂設施)至1982年2月(當時政務司批准已剔除興建高爾夫球場規定的總綱發展藍圖5.0)期間的文件，而這些文件是關乎政務司在有人反對剔除高爾夫球場的情況下決定批准總綱發展藍圖5.0的(見審計報告書第3.5至3.10段)。**

地政總署在文件檔中找到一份可能相關的文件。該份文件是發展商A在1979年3月20日致當時的新界政務司的信件(未經簽署)。該信連同其夾附文件載於附件D。在信中，發展商A解釋了認為非會員制的高爾夫球場不可行的原因，並要求批准擱置這個構思，以其他動態公眾康樂設施替代。

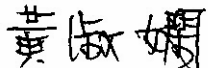
- (d) 在七十和八十年代，是否有任何類似愉景灣的項目把發展概念由附有康樂及消閒設施的地區改為住宅發展，以及是否有任何申請更改發展概念但不獲批准的項目。

在七、八十年代，當局並無批出其他類似愉景灣規模的康樂及消閒設施發展計劃。因此，不會出現當局有否批准或拒絕過這類發展計劃在發展概念上的改變這個問題。

(e) 在過去 30 年，愉景灣整個發展項目帶來的總收益。

就地政總署而言，愉景灣發展項目共徵收了約 20.9 億元。這個數字包括地價、截至 1996 至 97 年度的地租(在 1997 年後地租由差餉物業估價署徵收)、修訂總綱發展藍圖的補價、短期租約豁免書收費及租金，以及行政費用。

房屋及規劃地政局局長

(黃淑嫻  代行)

副本送：地政總署署長(經辦人： 郭理高先生 2868 4707  
羅思善先生  
劉志明先生 2850 5104)

內部人員：房屋及規劃地政局局長政務助理 2537 5139

2005 年 1 月 10 日

**\*委員會秘書附註：附件 A、B 及 D 只備英文本。**

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 (12.12.85)

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 Eav 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.

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立法會參考資料摘要

城市規劃條例  
(香港法例第 131 章)

愉景灣分區計劃大綱核准圖編號 S/I-DB/2

引言

在二零零三年三月十一日的會議上，行政會議建議，行政長官指令，根據《城市規劃條例》(下稱「條例」)第 9(1)(a) 條，核准《愉景灣分區計劃大綱草圖編號 S/I-DB/1A》，並把該圖重新編號為 S/I-DB/2。

背景

2. 二零零一年五月十六日，行政長官依據條例第 3(1)(a) 條，指示城規會為愉景灣地區擬備一份分區計劃大綱圖。二零零一年九月十四日，城規會根據條例第 5 條，展示《愉景灣分區計劃大綱草圖編號 S/I-DB/1》，以供公眾查閱。

A 3. 《愉景灣分區計劃大綱核准圖編號 S/I-DB/2》載於本文附件 A，以供議員參閱。該核准圖的《註釋》載於附件 A 附錄 I，是該核准圖的一部分，列明經常准許的用途和須先向城規會申請規劃許可的用途，而該核准圖的《說明書》則載於附件 A 附錄 II。

規劃區

4. 該圖涵蓋的規劃區(下稱「該區」)位於大嶼山東部，佔地約 810 公頃。該區北面、西面和南面主要以擬議北大嶼郊野公園擴展部分為界，東至大白灣。該區東面較遠處為坪洲，東北面約 4 公里處則為在竹篙灣興建中的香港迪士尼樂園。該區的界線在圖上以粗虛線顯示。

5. 在二零零一年，該區的人口約有 15 600 人。擬備該核准圖時已顧及該區的特色、環境因素和現有及計劃提供的基礎設

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\*委員會秘書附註：附件 A(包括其附錄 I 及 II)並無在此隨附。

施，根據規劃，該區在全面發展後，愉景灣發展區的總計劃人口約有 25 000 人，而居於鄉郊民居的人口則會有 200 人。

#### 土地用途地帶

6. 該區的規劃意向，主要是保存該區的自然環境，並容許進行與四周自然環境協調的低密度發展，從而提供土地作住宅和康樂混合用途。該區採用的城市設計概念，是保留現時無車和低密度發展的環境，並集中在較適中的地點開設商業設施、主要社區設施和休憩用地。在該核准圖上，大白灣渡輪碼頭和二白灣渡輪碼頭一帶的土地已劃作發展活動中心。另一項城市設計概念，是採用建築物高度分級方式，即陸岬和沿岸低地為層數較少的樓宇，而離海岸較遠的內陸則為高樓大廈。

7. 約有 101 公頃土地劃作「住宅(丙類)」地帶，以發展與近郊地區特色相協調的低密度住宅。這個地帶涵蓋位於大白和二白的愉景灣發展區內的現有和擬議住宅區。這個地帶分為 11 個小區，而每個小區再細分為若干部分，以顯示個別地區不同的高度和建築形式。另有 7 公頃土地劃作「住宅(丁類)」地帶，以鼓勵改善和改良稔樹灣和長沙欄的現有臨時住用構築物和屋宇。若在此地帶內進行非常低矮和極低密度的發展，如向城規會申請，或會獲得批准。

8. 約有 188 公頃土地劃作「其他指定用途」地帶，用作發展商場暨住宅、酒店、哥爾夫球場、船隻停泊處、體育及康樂會所、員工宿舍、加油站、服務設施用地和水塘等用途。約有 10 公頃土地劃作「政府、機構或社區」地帶，目的是劃定供設置主要政府、機構或社區設施的現有和預留用地，以配合區內居民和遊客的需要。現有的政府、機構或社區設施，主要包括學校、消防局／救護站、郵政局、電力支站、電話機樓、抽水站和熙篤會聖母神樂院。這個地帶細分為四個小區，而每個小區的最高建築物高度及／或總樓面面積限制均有所不同。

9. 約有 11 公頃土地劃作「休憩用地」地帶，以便把大白現有的沙灘和二白的擬議中央公園和海濱長廊納入其內。該區中部和南部的邊緣地區，劃作「綠化地帶」，而西北兩面的高地，則劃作「自然保育區」地帶，以劃定發展的界限，以及保護自然景觀。這兩個地帶分別佔地約 167 和 241 公頃。二白的

紅樹林區，以及大白、三白和四白的沿岸地區，已劃作「海岸保護區」地帶，以保護天然海岸線和海岸景物。這地帶佔地約 13 公頃。

10. 擬議北大嶼郊野公園擴展部分其中約 63 公頃土地，亦已納入該核准圖的範圍內，現劃作「郊野公園」地帶。這個地帶內的所有用途，均須符合《郊野公園條例》(第 208 章)的規定。

11. 為了保存該區現有的宜人景色和風貌，以及避免過度發展，城規會已在大部分土地用途地帶的「註釋」內，訂明建築物高度、地積比率及／或總樓面面積等發展限制。

## 反對

12. 在《愉景灣分區計劃大綱草圖編號 S/I-DB/1》展示期間，城規會共接獲 674 份有效反對；其後，當中有 41 份反對由反對者撤回。反對者就該草圖的多項土地用途地帶區劃提出反對。主要的反對事項，是反對把擬議第二個哥爾夫球場劃為「其他指定用途」註明「哥爾夫球場」地帶，保育相關地帶的範圍，大綱圖並不完全依照核准總綱圖，及擬在二白興建的 24 層高酒店和 25 層高建築物。較特別的是，有兩批反對者(即一些愉景灣居民和綠色大嶼山協會，以及愉景灣發展計劃的發展商香港興業有限公司)意見對立。居民要求把「其他指定用途」註明「哥爾夫球場」地帶改劃為「自然保育區」地帶，以保存現有的自然環境。然而，香港興業有限公司則建議把「其他指定用途」註明「哥爾夫球場」地帶擴展至毗連現有配水庫的「自然保育區」地帶，以便把擬議和現有哥爾夫球場連起來。

13. 城規會考慮這些反對個案後，決定針對一些反對個案或其部分而建議對該草圖作出修訂，包括：把「其他指定用途」註明「哥爾夫球場」地帶改劃為「自然保育區」地帶和「綠化地帶」，因擬議第二個哥爾夫球場選址並不適宜用於發展哥爾夫球場，因為有關發展會使一片自然環境消失，並會影響部分天然河道和備受居民喜愛的遠足徑；另選地點以發展第二個哥爾夫球場，即把劃作「住宅(丙類)12」地帶的一幅用地和毗鄰位於現有哥爾夫球場以北一小幅劃作「綠化地帶」的用地，改劃為「其他指定用途」註明「哥爾夫球場暨住宅發展」地帶，

以便把哥爾夫球場集中於一處；調整某些用途地帶界線；及對註釋作出其他修訂。

14. 二零零二年六月十四日，城規會根據條例第 6(7)條在憲報公布擬議修訂項目後，接獲 526 份就擬議修訂提出的有效反對。其後，當中有 4 份由反對修訂者撤回。反對修訂個案全部與第二個哥爾夫球場的擬議修訂有關。城規會於二零零二年七月十九日根據條例第 6(8)條考慮反對修訂個案後，決定針對一些反對修訂個案或其部分，把該「其他指定用途」註明「哥爾夫球場暨住宅發展」地帶的一部分恢復為「綠化地帶」，以避免不必要地削切天然山坡和在顯眼的高地位置擴展發展區而對香港迪士尼樂園造成視覺上的影響。城規會亦通過把擬議修訂視為城規會根據條例第 6(9)條作出的決定。

#### 建議的影響

15. 核准該草圖對財政和公務員沒有影響。

#### 對經濟的影響

16. 該區的人口會進一步增至約 9 400 人，人口增加主要是因為二白的愉景灣發展計劃日後會陸續進行各期發展。向私人住宅發展收取土地補價所帶來的收益、在基礎建設工程方面的投資，以及所創造的職位，均對經濟有正面的影響。

#### 對環境的影響

17. 《愉景灣分區計劃大綱核准圖編號 S/I-DB/2》提供一個規劃大綱，作為日後發展和重建的指引。該區在環境和基礎設施方面均有限制；該圖已經因應這些限制，訂定適當的規劃管制。

#### 對可持續發展的影響

18. 該核准圖對可持續發展並無重大影響，但仍力求在保存愉景灣地區的自然環境和提供機會進行與該處的無車環境協調的低密度發展這兩者之間取得平衡。

## 公眾諮詢

19. 規劃署曾於二零零一年八月七日諮詢坪洲／愉景灣分區委員會(下稱「分區委員會」)。分區委員會的委員對該份愉景灣分區計劃大綱草圖沒有異議，但他們認為應容許私家車使用愉景灣隧道及連接道路。城規會認為，該隧道及連接道路應只供屋邨巴士和緊急車輛使用，這是因為考慮到大嶼山對外連接道路的容量限制，以及愉景灣發展區有需要維持相對無車的環境。

## 宣傳安排

20. 當局將按照條例第 9(5)條，把愉景灣分區計劃大綱核准圖付印和展示。開始展示當日，城規會會發出新聞稿，並會有發言人解答傳媒的查詢。

## 查詢

21. 如對這份摘要有任何疑問，可向規劃署助理署長／委員會黃婉霜女士查詢(電話號碼：2231 4606)。

## 規劃署

二零零三年三月

March 20, 1979

Ref: P-100 P4

The Hon. D. Akers-Jones, OSG, JP  
Secretary for the New Territories  
New Territories Administration  
4/F 55/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 Aoki 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 those 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. Chanland Cox to review and refine Master Plan 4.0. One area on which the planners have focussed is Area 1F, Non-membership Golf Course. You will recall that Area 1F 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/-

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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 NKKGC 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 nominee 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.