
REPORT 3
(1215/52/IM)

ARTIFICIAL SURFACES ROLL-OUT, SCHOOL PARTNERSHIP REVIEW AND SPORTSFIELD UPGRADES

1. Purpose of Report

This report follows a request by Council to report back with recommendations for the remaining sites for the artificial sportsfield programme.

This paper also discusses the school partnership proposals that have been received for artificial turfs and outlines work that is required to improve the quality of a number of natural grass sportsfields to satisfy the needs of sport.

2. Executive Summary

Council agreed on 29 September 2010 that Officers would report back on the recommended artificial sportsfield rollout programme and school partnership proposals for the 2012/22 LTP.

During the 2010 winter sports season there was again a high level of frustration from sports codes, players, and supporters at their inability to access sportsfields for both training and competition because of poor ground conditions. The sportsfield ground conditions in 2010 were exacerbated by a dry Autumn, followed by high rainfall during the winter months.

The two completed artificial sportsfields at Nairnville Park and Te Whaea provided a great deal of extra capacity during the 2010 winter with each field being used up to 60 hours per week – however, the sportsfield network is still unable to cope with demand.

Officers have reviewed the extensive evaluation of all of the Wellington City Council sportsfields that was completed in 2008 as they have compiled this report.

Two school partnership proposals have been assessed for their suitability for the development of an artificial sportsfield.

There is no perfect site for the development of an artificial sportsfield and every site option has challenges. In particular is the need to be able to obtain resource consent with flexibility in the hours of use.

The development of artificial sportsfields is not the only solution required to satisfy the demand for quality turf. Drainage and irrigation improvements are also needed to fulfil these requirements and this report notes upgrades to be considered as part of the 2012/22 LTP deliberations.

3. Recommendations

Officers recommend that the Strategy and Policy Committee:

- 1. Receive the information.*
- 2. Note the sportsfield drainage and irrigation improvements will be considered within the Sportsfield Asset Management Plan funding as part of the 2012/22 LTP deliberations.*
- 3. Agree that the roll-out sequence for the future artificial sportsfields is Alex Moore Park in 2014/15, Grenada North Park in 2015/16, and that a third site will be determined following further analysis.*
- 4. Note that Council officers will continue to investigate potential school sites for an artificial sportsfield and will make recommendations to Council as part of the 2012/22 LTP considerations.*
- 5. Note that officers will seek agreement as part of the 2012/22 LTP deliberations for the reallocation of the \$425k capex funding allocated in 2012/13, with \$50k to 2013/14 for planning work, and \$375k to 2014/15 for additional car parking associated with the construction of the Alex Moore Park artificial sportsfield.*

4. Background

4.1 Pressure on Sportsfields

Wellington City Council sportsfields have been under growing pressure as a result of increasing demand from sports groups – particularly from football. Council sportsfields are being used in excess of their maximum sustainable usage. Winter is especially a pressure point and ground closures occur regularly during this period.

Between 2007 and 2010 the number of Capital Football junior football teams in Wellington City increased from 299 teams to 371 teams (351 excluding school teams). It is noted these figures exclude nursery grade teams.

During the same time period, Capital Football senior football teams in Wellington City increased from 142 teams to 155 teams.

Capital Football has reported that there will be 19 additional senior teams competing in 2011. The Wellington Rugby Football Union is anticipating growth in player numbers following Rugby World Cup 2011.

The pressure on city sportsfields has been exacerbated in recent years by high rainfall in the winters of 2004, 2006, 2008 and 2010. Some of these winters were also preceded by dry autumn periods resulting in poor grass coverage. During these years there were a substantial number of ground closures causing frustration for sports organisations, players, spectators, and volunteers.

Rainfall for the year ending 2010 was 1503mm - the average is 1246mm for Wellington City (source: NIWA - 30 year average 1969 to 1998).

In addition, premier level sports grades have a requirement for high quality grass fields. There are also a number of other factors that contribute to the pressure on city sportsfields as outlined in previous reports to Council.

Wellington Hockey is also under pressure in regards to available sportsfield space and wishes to see an additional hockey field constructed in Wellington city in the next two to four years. This requires further analysis by officers to assess need, growth and potential location.

Artificial surfaces provide an opportunity to significantly increase the capacity of existing fields. The development of artificial sportsfields at the National Hockey Stadium (1984 - and a second field in 1988), Nairnville Park (opened 2009) and TeWhaea (opened 2010) have all increased capacity. Considerable positive feedback has been received from users, supporters and sports administrators.

A report titled "Sportsfield Upgrades" was considered by Council on 29 September 2010. At this meeting Council agreed to bring forward funding to the 2009/10 financial year to enable two artificial sportsfields to be constructed at Wakefield Park in the 2010/11 financial year.

It is noted that the Wellington City Council received an award from the New Zealand Recreation Association in November 2010 for the artificial sportsfields for "*Outstanding Research, Policy and Planning*".

4.2 School Partnerships

Since 2008, officers have been exploring partnerships with schools and sports clubs. To date, two proposals have been received, and these are discussed in section 5.2 of this report.

5. Discussion

5.1 Artificial Sportsfield Site Assessment and Selection

A comprehensive evaluation of all Wellington City Council sportsfields was undertaken by Council officers in 2008. Phase 1 of the evaluation process considered the following:

- Resource consent considerations – i.e. parking, traffic, noise, proximity to residential properties, level of earthworks required, land designation, existing flood lighting, existence of former landfill at site, etc...

- Existing and potential users and hours of use for competition/training – i.e. current use of sportsfield, proximity to clubs and schools, existing utilisation of field, potential displacement of some sports codes, etc...
- Demographics – i.e. existing population and predicted growth near sportsfield
- Other relevant features for consideration – proximity to other recreation/significant facilities, transport links, capacity to locate more than one artificial sportsfield on site, recent significant investment, conflict with other Council projects (e.g. infrastructure projects), quality of existing turf, etc...

The top 20 sites were then further evaluated (Phase 2). Consideration was given to the other factors which would impact on them as a site for development.

These included:

- Level of support for a site and whether there was support at a regional sport organisation level or club level only.
- If a site had the capacity for more than one artificial
- The option for half size pitches either as complimentary training venues to full size natural, and/or potential artificials (or as stand alone half size pitches).
- Geographic spread of sites and consideration of alternatives.
- Potential partnership opportunities i.e. schools, or partnerships with other organisations
- Retention of field as natural turf due to current usage e.g. elite use of a sand based turf.
- Displacement and conflict with other sport(s)

This work resulted in a list of preferred sites being identified for the construction of future artificial sportsfields. The preferred sites were:

- TeWhaea car park (completed in May 2010)
- Wakefield Park (under construction)
- Macalister Park
- Alex Moore Park (recommended for 2014/15)
- Grenada North Park (recommended for 2015/16)
- Evans Bay Park

The preferred sites were presented to Councillors at a workshop in February 2009 and funding was allocated in the 2009/19 LTCCP.

Officers have reviewed the site assessment results in the preparation of this report. As a result of this review, officers recommend the following sites for the next two artificial sportsfields:

- 2014/15 Alex Moore Park
- 2015/16 Grenada North Park

5.1.1 Alex Moore Park

Alex Moore Park is a significant sports “hub” and is highly utilised. The park has three sportsfields and a number of sports groups are either based or use the park– this includes football, rugby, cricket, softball and athletics.

Because of this high level of use for sport (and by the community) the turf is often in poor condition during the winter sports season.

The park is located close to the Johnsonville town centre and to transport links.

It is estimated that between now and the year 2031 there will be 1,300 – 1,700 new dwellings in Johnsonville – this equating to 2,500 – 3,000 more people living in Johnsonville.

The proposed development of an artificial sportsfield at the Alex Moore Park “hub” aligns well with the community driven proposal for a purpose-built sports building at the park. Five sporting groups (Olympic Harriers, Johnsonville Cricket, Johnsonville Softball, North Wellington Junior Football and North Wellington Senior Football) recently formed an organisation called Alex Moore Park Sports and Community Inc. The clubs have a combined membership of over 2,000 persons.

Wellington City Council provided a Sports Development Grant to Alex Moore Park Sports and Community Inc. to undertake feasibility, design and other planning work for a building that would accommodate all of the clubs.

The Alex Moore Park artificial sportsfield project is expected to cost approximately \$1.875M because of the need to develop off-street car parking. It is noted in this report that as part of the 2012/22 LTP deliberations, officers will seek approval to reallocate the \$425k in the 2012/13 financial year to the 2014/15 financial year.

5.1.2 Grenada North Park

Grenada North Park consists of four large sportsfield areas and two pavilion buildings. The park is large enough to accommodate three full size sportsfields, providing potential for future artificial sportsfields.

The turf is often in a poor state during the winter due to poor drainage and over use.

Most of Grenada North Park is away from residential properties, therefore minimising impact on surrounding residents.

There is sufficient car parking and the sportsfield is easily accessed by the motorway.

The population is forecast to increase in the northern part of the city with the development of Lincolnshire farm and other housing developments. It is

anticipated that the Lincolnshire development will include 800 to 900 houses – this equating to about 2,500 extra people.

5.1.3 ePetition for an Artificial Sportsfield in Tawa

A recent ePetition (closed 11 March 2011) supporting the development of an artificial sportsfield in Tawa received 1725 signatures. Officers have assessed possible sites in Tawa and are of the view that Grenada North Park is a more viable option in terms of achieving approvals for extended hours of operation.

5.1.4 Gaps in Provision of Artificial Sportsfields

It is noted that gaps remain in the provision of artificial sportsfields in the west and east areas of the city for football and rugby.

Officers will continue to explore opportunities in these areas such as St Patricks College in the east, and development of “the cage” at Ian Galloway Park in the west. A geotechnical investigation of “the cage” will take place in September/October 2011.

5.1.5 Regional Artificial Developments

Officers have considered the proposed future artificial sportsfields planned in the Wellington region. This includes:

- Memorial Park, Petone: A full sized artificial field for football is planned for construction in 2012.
- Maidstone Park, Upper Hutt: Upper Hutt City Council has proposed \$3.8M in their 2011/12 Draft Annual Plan to construct two artificial sportsfields – one for hockey, and the other for rugby and football.
- Porirua: An artificial sportsfield for rugby league, football and rugby union has been proposed at either Ascot Park or Cannons Creek.

Whereas these facilities will provide extra capacity for sport in the Wellington region they are not expected to impact significantly on utilisation of the artificial sportsfields in Wellington city.

5.1.6 Population Growth

Wellington city’s population is projected to grow by 51,000 (medium projection) between 2006 and 2013 (source: Statistics New Zealand).

The projected population growth by age is:

- 0-14 years: +3,700 persons
- 15-39 years: +9,600 persons
- 40-64 years: +18,800 persons
- 65 years plus: +18,900 persons

Despite the largest projected population growth being in the 40 years plus age group, this is still expected to put further pressure on sportsfields. It is noted that most sportsfields are also used recreationally by the wider community and this has an impact on maintenance and the durability/lifespan of the turf.

5.1.7 Summary

There is no perfect site for an artificial sportsfield in Wellington city - every sportsfield site has challenges/limitations - the proximity to residential properties, level of available car parking, amount of earthworks required, proximity to major clubs, status of land, and existing infrastructure are particularly critical factors.

The construction of the proposed artificial sportsfields will be subject to consultation, regulatory consent processes, geotechnical investigation (Grenada North Park), and tendering processes.

5.2 School Partnership Proposals.

Officers have investigated a number of school sites for artificial sportsfields since 2009. To date, three potential school partnerships proposals have been received. These are summarised below: -

5.2.1 Wellington College

This proposal is based on Wellington College land and a 50/50 share of the quoted construction cost of a \$1.320m (WCC share \$660,000), full size IRB/FIFA certified field which includes lighting and professional fees. The following is proposed:

Wellington College would: -

- Use the field from 0900/1730 weekdays. All other times would be available to Council.
- Assume responsibility for ongoing maintenance and turf replacement.
- Assume responsibility for site security.
- Ensure out of school hours access is available to the field.
- Charge Council \$40,000 per annum (inflation adjusted) for maintenance and turf replacement.
- Take responsibility for car parking and traffic management issues.

WCC would: -

- Have access to the field after 5.30pm week days and all day in weekends (subject to any resource consent conditions).
- Charge the same hire rates as per Council owned artificial sportsfields
- Manage bookings for Council allocation of turf time, bill and collect revenue.
- Discuss with Wellington College how Council expertise could help with the maintenance of the turf

Site assessment

Strengths of site:

- Expected to be highly utilised between April and August
- Close to CBD and inner city population
- Good supporting infrastructure i.e. changing rooms, toilets, etc...
- Not close to residential properties

Weaknesses of site:

- Close proximity to Wakefield Park and TeWhaea artificial sportsfields

Whilst there will remain a high level of demand during the peak winter months, Officers are less confident about full usage during the off season by the community (September to March).

Officers have therefore assessed the revenue potential of the 45 available hours as follows.

Duration(weeks)	No of Hours	Avg Charge Rate inc GST	Revenue Incl GST	Revenue Excl GST
22 (winter)	35	\$62.50	\$48,125	\$41,848
4 (autumn)	15	\$62.50	\$ 3,750	\$ 3,261
20	5	\$62.50	\$ 6,250	\$ 5,435
		TOTAL	\$58,125	\$50,543

This assessment provides a margin of \$10,543, after rental is paid as a contribution to sportsfields revenue.

Recommendation

Officers would prefer to review the impact of Wakefield Park and complete discussions with St Patricks College before making a commitment to this proposal. However, the arrangement as proposed is attractive and has terms that are good value to ratepayers.

Subject to Council approval, Officers would finalise the detail of this partnership inside a binding Memorandum of Understanding and make a recommendation to Council to proceed, as part of the 2012/22 LTP deliberations.

5.2.2 Tawa College

Tawa College has proposed that they will gift a sportsfield to Council (located off Woodman Drive on the east side of motorway) for the purposes of constructing an artificial surface.

Officer's initial assessment is that this location is:

- Not wide enough to accommodate a full size field
- Difficult to access by road (albeit there is a pedestrian underpass under the motorway from Tawa College)
- Lacks car parking
- Has no pavilion building
- Is too close to the motorway (risk of balls going on to the motorway)

Further assessment of this proposal is still to be completed including consideration of a potential site at Tawa College itself.

5.2.3 St Patricks College

Discussions with St Patricks College (SPC) have yet to deliver a final proposal for consideration. However, the St Patricks College site has the potential to address the gap in provision in the eastern suburbs (refer section 5.1.4 and “Appendix five”).

Summary

Officers believe the Wellington College proposal is attractive and offers good value to ratepayers. Officers will continue to evaluate Tawa College and St Patricks College and any other opportunities for partnerships. Any recommendations to progress these proposals will be presented to Council for consideration as part of the 2012/22 LTP deliberations.

It should be noted that any funding allocated to school partnerships would be an OPEX expense and that there is currently no budget provision for this the in 2009/2019 LTCCP.

5.3 Drainage and Irrigation Improvements

The construction of five additional artificial sportsfields will not meet all of the sportsfield demand and user expectation. Whilst artificial turfs provide solutions to some of these expectations, both rugby and football are seeking more certainty of access during the winter sports season for training and competition games.

It is noted that only 11 of the 48 city sportsfields have installed drainage systems, and 22 of the 48 sportsfields have irrigation systems (see Appendix one).

It is proposed that a number of drainage and irrigation improvements are made over a 10 year period to improve the durability and quality of the sportsfields. These works will be considered within the Sportsfields Asset Management Plan as part of the 2012/22 LTP deliberations.

A schedule of the sportsfields proposed is attached as Appendix two and Appendix three.

It is noted that since September 2010 drainage upgrade works have taken place at Kilbirnie Park, and Karori Park.

5.4 Engagement with Stakeholders

Council officers have worked closely with sports codes during the planning and research for the artificial sportsfields.

The WRFU would like to see an artificial sportsfield developed in the eastern suburbs. Capital Football has advocated that each artificial sportsfield is code specific i.e. is allocated to one code only – Council officers do not agree with this

approach at this stage and believe that greater utilisation will occur from having “multi-purpose” artificial sportsfields. It is also noted that multi-purpose artificial sportsfields are more eligible for external grant funding than single-purpose fields.

5.5 Financial Considerations

This paper proposes no additional CAPEX funding for artificial sportsfields. However, it is noted that Officers will seek a reallocation of the funding in the 2012/22 LTP deliberations to provide for additional funding of \$425k for Alex Moore Park – this is to enable additional carparking that will be required for resource consent compliance.

The table below provides a summary of existing CAPEX funding that will be proposed as part of 2012/22 LTP deliberations. It should be noted that school Partnership funding would be an OPEX cost and that there is no budget provision in the 2009/2019 LTCCP.

Financial Year	Site	CAPEX Funding in 2009/2019 LTCCP	Proposed Reallocated of CAPEX Funding 2012/22 LTP
2011/12		\$0	\$0
2012/13		\$425k	\$0
2013/14	<i>Planning work</i>	\$0	\$50k
2014/15	Alex Moore Park	\$1.5M	\$1.875M
2015/16	Grenada North Park	\$1.45M	\$1.45M
2016/17	<i>Planning work</i>	\$50k	\$50k
2017/18	Site to be confirmed	\$1.45M	\$1.45M

5.6 External Funding / Sponsorship

It is anticipated that some external funding will be needed to construct the future artificial sportsfields. Council officers believe this additional funding can be sourced from external sources (gaming trusts and/or sponsorship) – however, it is noted that funding from these sources is becoming increasingly challenging particularly in light of Christchurch Earthquake

5.7 Climate Change Impacts and Considerations

While artificial fields still require regular physical maintenance to clean and de-compact the turf, they do not require application of fertiliser, water, grass seed, topsoil and agrichemicals. Artificial sportsfields provide considerable hours of utilisation that could only be achieved on numerous natural turf fields with a significant amount of material and labour inputs.

5.8 Long-Term Council Community Plan Considerations

The drainage and irrigation improvements proposed in this report will have CAPEX funding implications however this will be discussed as part of the Sportsfield Asset Management Plan within 2012/22 LTP deliberations.

Officers will seek a reallocation of the \$425k capex funding in 2012/13 to \$50k in 2013/14 and \$375k in 2014/15 as part of the 2012/22 LTP deliberations, to provide for additional funding of \$425k for Alex Moore Park.

6. Conclusion

There is no perfect site for an artificial sportsfield in Wellington city - every site has challenges or limitations.

Despite the development of four artificial sportsfields since 2009 (two of these fields are still under construction) the city sportsfield network is still under pressure. This reflects the latent demand for sportsfield access as well as the ongoing growth of football in particular. It is also anticipated that there will be increased demand from rugby following the Rugby World Cup 2011.

However, the development of artificial sportsfields is not the only solution required to provide quality turf. Drainage and irrigation improvements are also needed to the natural grass sportsfields to provide quality natural turf.

School partnerships have the potential to provide a cost effective mechanism to expand the artificial turf network in Wellington and these options will continue to be refined for recommendation and consideration within the 2012/22 LTP deliberations.

Contact Officer: *Glenn McGovern, Manager – Sports & Recreation Planning and Paul Andrews, Manager – Parks & Gardens*

Supporting Information

1) Strategic Fit / Strategic Outcome

This paper supports Council activities as a facilitator of recreation partnerships and provider of recreation services. Agreement to the policy will contribute to Council meeting the outcome of offering a diverse range of quality recreation and leisure activities.

2) LTP/Annual Plan reference and long term financial impact

The drainage irrigation improvement proposed in this report will have funding implications however this will be discussed as part of the 2012-22 LTP deliberations.

3) Treaty of Waitangi considerations

There are no Treaty of Waitangi conflicts within the recommendations within this paper.

4) Decision-Making

*This is not a significant decision.
There is wide support for these recommendations from sport codes and clubs.*

5) Consultation

No specific consultation relative to the recommendations within this paper has been required.

6) Legal Implications

There are no legal implications to the recommendations within this report.

7) Consistency with existing policy

There no conflicts with existing policy.

APPENDIX ONE

Sportsfields with Drainage or Irrigation

Site Name	Drainage Lines	Irrigation Lines
Alex Moore Park	0	0
Anderson Park	0	2
Ben Burn Park	0	1
Berhampore Golf Course	0	0
Churton Park	35	10
Crawford Green Park	0	0
David Farrington Park	0	8
Evans Bay Park	14	8
Grenada North Park	0	0
Happy Valley Park	0	0
Hataitai Park	0	4
Helston Park	15	8
Ian Galloway Park	0	0
Kaiwharawhara Park	0	0
Karori Park	2	0
Kelburn Park	9	29
Kelburn Park Croquet	0	4
Kilbirnie Park	33	45
Kowhai Park	0	0
Liardet Street Park	11	0
Linden Park	0	2
Linden Park West	0	0
Lyndhurst Park	0	8
Macalister Park	0	10
Mark Ave Park	0	0
Martin Luckie Park	0	0
Melrose Park	0	1
Miramar Park	0	4
Mt Albert Park	0	0
Mt Vic Croquet	0	0
Nairn Street Park	0	1
Nairnville Park	0	2
Newlands Park	0	0
Newtown Park	13	6
Pinkerton Park	0	0
Polo Ground	0	2
Prince of Wales Park	0	0
Raroa Park	0	0
Redwood Park	11	0
Rugby League Park	25	12
Seatoun Park	0	11
Sinclair Park	0	0
Southgate Park	0	0
Tanera Park	0	1
TeWhaea Park	25	0
Vogelmorn Park	0	0
Wakefield Park	0	0
Wilton Park	0	0

(Source: Wellington City Council GIS data)

APPENDIX TWO

Proposed Drainage Upgrades to Sportsfields

Park	Type of drainage work	Estimated Cost	Funding Allocated
Nairnville	full pipe drainage system + secondary drainage	\$380k	11/12 \$45k, 12/13 \$50k, 13/14 \$100k, 15/16 \$185k
Ian Galloway	full pipe drainage system + secondary drainage	\$490k	15/16 \$370k, 16/17 \$120k
Macalister	full pipe drainage system + secondary drainage	\$43k	Not budgeted
Polo	full pipe drainage system + secondary drainage	\$112k	Not budgeted
Evans Bay	add to existing pipe drainage system + secondary drains	\$250k	17/18 \$250k
Lyndhurst	full pipe drainage system + secondary drainage	\$250k	18/19 \$250k
Helston	full pipe drainage system + secondary drainage	\$250k	16/17 \$250k
Karori	phase 3 of surface upgrade to complete drainage work	\$98k	Not budgeted
Newlands	add to existing pipe drainage system + secondary drains	\$94k	Not budgeted
Wakefield – lower field	full pipe drainage system	\$90k	Not budgeted
Prince of Wales – lower field	full pipe drainage system	\$45k	Not budgeted
Grenada North	full pipe drainage system	\$45k	Not budgeted
Martin Luckie	Re-levelling & drainage	\$190k	11/12 \$100k, 14/15 \$90k
Raroa Park	drainage	\$100k	12/13 \$100k

APPENDIX TWO

Alex Moore	drainage	\$120k	14/15 \$120k
Hataitai	re-levelling & drainage	\$250k	16/17 \$250k
Kelburn	re-levelling & secondary drainage	\$110k	14/15 \$110k
Miramar	pipe drainage & levelling	\$80k	12/13 \$80k
Rugby League	sand carpet renewal	\$250k	19/20 \$250k
Anderson	re-levelling & drainage	\$290k	11/12 \$290k
David Farrington	sand carpet renewal	\$250k	11/12 \$250k
Newtown #1	sand carpet renewal	\$250k	12/13 \$250k
Redwood	secondary drainage	\$22k	13/14 \$22k

Total Unbudgeted Drainage Works = \$527,000

APPENDIX THREE

Proposed Upgrade of Water Supply to Sportsfields

Priority Rating	Park	Work Required	Cost
1	Martin Luckie	new water supply to park & toby connection x2	\$21k
1	Nairn St	new water supply and toby connection	\$35k
1	Liardet Street	new water supply to park & toby connection x2	\$34k
1	Ben Burn	new water supply to park & toby connection	\$18k
2	Miramar	new water supply to park & toby connection x3	\$12k
2	Crawford	new water supply and toby	\$17k
2	Hataitai	new water supply and toby	\$20k
2	Ian Galloway	water to no3 & 4 fields	\$15k
2	Vogelmorn	new water supply to park & toby connection	\$16k
3	Polo	new water supply to park & toby connection	\$30k
3	Redwood- lower field	additional toby connection on lower field	\$5k
3	Wilton	new water supply to park & toby connection	\$23k
3	Prince Of Wales	new water supply to park & toby connection	\$18k
3	Happy Valley	new water supply to park, toby & pump	\$35k
		Subtotal	\$299k
	New installations		
1	Anderson	install pop up system + maxicom	\$80k
2	Nairnville	install pop up system + maxicom	\$85k
3	Macalister	install pop up system + maxicom	\$85k
4	Wakefield	install pop up system + maxicom	\$75k
	sub total	Subtotal	\$325k
	Purchase of equipment		
1		new self travelling sprinklers X5	\$40k
1		new hoses 10 x 25 m each	\$10k
		Subtotal	\$50k
		TOTAL	\$674k

Summary by Priority	
1	\$238k
2	\$165k
3	\$196k
4	\$75k
	\$674k