

One of the major benefits of the urban containment policy is that it makes better utilisation of existing infrastructure, as well as supporting public-transport systems, and encouraging reduced reliance on private vehicles. While generally, individual infill buildings do not have any significant effect on the supply of water or flows of wastewater, the gradual incremental increase in water demand and increased wastewater flows from any increase in population could ultimately have a sufficiently significant effect to require the upgrade of existing services.

1.3.4 Development Contributions Policy

To ensure that new development contributes its fair share towards new or upgraded water or sanitary services that might be required as a consequence of development, Council is developing a development contributions policy in 2005. Until it does so the position at law is that the financial contribution provisions of the District Plan/Resource Management Act are unaffected and the LGA 2002 provisions will not be applied.

1.4 Population Growth and Development

Wellington City had an estimated usually resident population of 182,600 in June 2004. Medium population projections for the city suggest that this is likely to grow to 193,300 by 2021 (5.8% increase over 16 years).

In June 2001 there were 62,733 occupied dwellings in the city. New houses built between 2000-2004 have been approximately one-third stand-alone dwellings and two-thirds terraces/units or apartments. The greatest proportion of new stand alone dwellings have been located in Churton Park, Newlands, Tawa, Miramar and Karori.

The extra demands on the wastewater and the stormwater systems due to the growth and development of Wellington City at this rate, for the planning period, will not be substantial and will be catered for by the implementation of current projects as detailed in the AMP's.

However, based on current expected growth and demand figures, GWRC research has highlighted the fact that they would be unable to supply sufficient potable water during 1 in 50-year drought conditions as from 2007.

The development potential of the northern suburbs will have an effect on future infrastructure requirements. The adoption of the Northern Growth Management Plan has given certainty to enable the planning of the infrastructure needs in this area.