

Potential Negative Effects on Community Wellbeing

Council's activities are provided with the aim of maintaining or improving community wellbeing. The positive contributions to wellbeing are outlined in the description of each Activity. Some activities can also cause negative effects that need to be managed or mitigated.

The following table lists the potential significant negative effects that have been identified, and actions that are taken to mitigate these effects. Where an activity is not listed, the Council has not found any significant negative effects on the community.

Activity	Effect	Mitigation
Airport	Noise nuisance caused by airport activities	Monitor activities to ensure standards set in the District Plan are met and respond to any complaints promptly
Social Housing	Neighbours to Council housing units may have concerns about particular tenants	Council as landlord ensures it meets legislative responsibilities and where possible maintains a suitable tenant mix
Public Toilets	Location of public toilet blocks can be unwelcomed by neighbouring property owners	New toilet blocks are constructed as far away as is practical from urban housing. Where possible screening from neighbouring properties will be provided.
Cemeteries	Leachate from cemeteries can enter the groundwater and waterways	Consent requirements for a new cemetery will require effects on the environment and neighbouring properties to be mitigated.
Swimming pools	Swimming pool facilities are high energy users	Swimming pool facilities use solar heating, heat recovery technology, insulating pool covers and recycle water. This reduces water usage and retains heat, thereby using less energy and lowering the Council's carbon footprint. CBay uses a wood fired boiler to meet some of its energy needs.
Roading	Contaminated road water runoff causing environmental degradation Road deterioration where renewals are not completed affects vehicles through increased wear and associated costs	Stormwater management treatment initiatives e.g. rain gardens Monitor work done and possible contaminated road water runoff Encourage off road stock corridors and road underpasses

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		<p>Good Road Assessment and Maintenance Management (RAMM) data</p> <p>Timely renewals and forward planning of works</p> <p>Condition monitoring of assets</p>
Sewer (wastewater)	Wastewater can have negative environmental effects due to odour, noise, overflows and effluent discharge	Effects are managed through complying with resource consents, monitoring and effective prioritisation of infrastructure upgrades
Stormwater	<p>Stormwater may contain contaminants such as sediments, oils, greases, rubbish and metal/organic materials that have washed off roads or other surfaces</p> <p>Highly engineered stormwater systems may result in the loss of connected community greenspace along waterways in urban centres, which is of increasing value to communities</p> <p>Localised adverse impacts for property result from blocked or damaged stormwater drains during storm events</p>	<p>Systematic identification, prioritisation and implementation of network improvements will be used to help address environmental effects</p> <p>Alternatives to traditional stormwater control using low impact design techniques (eg swales, retention dams) are used where possible in new developments or retrofitting existing areas</p> <p>Renewals, maintenance, and prompt responses to reactive issues minimise the impacts</p>
Waste Minimisation	Landfills (existing and closed) can potentially have negative effects on the environment and public health, such as leachate, contamination, odour, dust, vermin and litter	<p>Site operational plans include actions to mitigate any negative effects.</p> <p>Landfills are managed to comply with resource consents. These include monitoring gas and leachate.</p>
Water	Increasing demand for water, and ensuring consistency of supply during drought periods can negatively affect the natural water resources of the district	Council adheres to the conditions of resource consents, and implements water efficiency measures including urban water metering, timely water maintenance and repair work, and community water conservation education.