

- Rural Character and Amenity:

- The temple introduces an urban-scale activity (large gatherings, amplified sound, high traffic) inconsistent with the open, low-density, pastoral rural environment.
- It will significantly alter the visual and acoustic environment

- Traffic Generation and Safety:

- Existing rural roads and infrastructure are not designed for large surges in vehicle numbers, leading to congestion and safety risks.
- Substandard sightlines and overflow parking on the carriageway in an 80km/h speed environment pose unacceptable hazards.
- The Waterholes Road crossing does not meet modern standards for high-turnover accessways.

- Reverse Sensitivity and Loss of Productive Land:

- The temple, as a sensitive activity, could generate complaints or constraints on nearby rural production (e.g., fertilizer manufacturing, horticulture), undermining the area's rural productivity.
- The site's highly productive LUC 3 soils are at risk, conflicting with the National Policy Statement for Highly Productive Land.

- Noise Effects:

- Early morning (4am–6:30am) and late evening (up to 10pm) services with amplified sound will disturb the quiet rural amenity, beyond what is expected in the General Rural Zone.
- While technically compliant with decibel limits, the frequency, duration, and timing of noise will degrade local amenity.

- Inappropriate Location:

- The proposal is better suited to Rolleston township or urban areas with infrastructure to handle high traffic and gatherings, minimizing rural impacts.
- The District Plan encourages community facilities in areas with adequate infrastructure, not rural zones.

- Future Expansion Concerns:

- Potential future additions (school, kindergarten, etc.) would intensify adverse effects on traffic, land use, and rural character, highlighting the unsuitability of the location.

- Notification and Legal Grounds:

- Adverse effects (traffic safety, rural character, noise, reverse sensitivity) are more than minor, requiring public notification under the Resource Management Act (RMA).
- Residents beyond Robinsons road (towards Rolleston), on Waterholes Road, were not engaged with by the applicant or the council, who are highly impacted by this proposal
- The proposal conflicts with the General Rural Zone's intent and the RMA's purpose to protect rural environments.

- Relief Sought:

- The submitter requests the Council decline the application due to significant adverse effects and inconsistency with planning objectives.
- If granted, strict conditions are sought (e.g., restricted hours, traffic and noise management, landscaping) to mitigate impacts.