

## **Title Page**

### **Application for Dispensation and Resource Consent**

**Project Name:** Motel X

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**Site Address:** 69 Whiteleigh Avenue, Addington, Christchurch

**Submission Date:** 06/12/2024

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## 1.0 Introduction and Overview

This application seeks **Dispensation under the Brothels Location and Signage Bylaw** and **Resource Consent** for the phased development of **Motel X**, a private and discreet venue located at **69 Whiteleigh Avenue**, Addington, Christchurch.

Motel X is designed to provide a **safe, professional, and welcoming space** for sex workers and their clients. The facility will emphasize **privacy, discretion, and worker safety**, offering high-quality services while maintaining a **low-impact presence** within the surrounding community.

The project will be carried out in a **phased approach**, starting with the conversion of existing storage units into **studio units, accessible units**, and a **wellness spa**, along with the installation of acoustic fencing to minimize noise and enhance privacy. Future phases will introduce additional features, including themed rooms, private group spaces, and soapy massage rooms, based on demand and community feedback.

Motel X's development is aligned with Christchurch's planning and zoning regulations and reflects a commitment to **community engagement** and **responsible business practices**. This application outlines how the proposed facility will meet the needs of workers and clients while integrating harmoniously into the local environment.

## 2.0 Site Description

The proposed development is located at **69 Whiteleigh Avenue**, within the vibrant suburb of Addington, Christchurch. The site occupies a strategically positioned parcel of land, bounded by **Whiteleigh Avenue to the west** and the **railway line to the north**, with **Longley Place providing secondary access to the southeast**.

The property is currently utilized as a **storage facility**, featuring single-story prefab concrete units arranged in rows, all set on a fully asphalted site. The existing layout provides a practical foundation for the proposed development, with sufficient space and infrastructure to accommodate the phased conversion into **studio units**, **wellness facilities**, and other specialized spaces.

### Site Boundaries and Surroundings

- **West Boundary (Whiteleigh Avenue):** The property fronts Whiteleigh Avenue, a busy thoroughfare connecting the site to Addington's central amenities, including the Addington Raceway and Wolfbrook Arena. **Two pedestrian gates** will be added along this boundary as part of the project, providing discreet and controlled access for guests.
- **North Boundary (Railway Line):** The site is adjacent to an active railway line, requiring **acoustic mitigation measures** to minimize noise impacts on guests and workers.
- **East Boundary (Potential Expansion):** A portion of the eastern boundary is bordered by a neighboring property, which has been identified as a potential site for future expansion, offering opportunities for additional parking or access.
- **South Boundary (Longley Place Gate):** A secondary gated access point is located at the southeast corner of the property, primarily for staff or operational use.

### Existing Infrastructure

The site's current infrastructure includes:

- **Single-story prefab concrete units:** Durable structures that provide a straightforward base for conversion into studio units, group rooms, and other spaces.
- **Concrete floors:** Each unit has a **solid concrete floor**, providing structural integrity and ease of conversion for future uses.
- **Fully asphalted site:** The entire site is paved with asphalt, offering stable and low-maintenance ground conditions.
- **Utilities:** The property is connected to essential services, including electricity, water, and sewage, with sufficient capacity to support the proposed development.

### Landscaping and Privacy

The property is currently surrounded by fencing and minimal landscaping. Additional measures, such as **acoustic fencing**, **landscaping buffers**, and tree planting, will be implemented to enhance privacy, reduce noise, and create a tranquil environment for workers and guests.

### 3.0 Project Proposal

The proposed development of Motel X at **69 Whiteleigh Avenue** is designed to provide a safe, private, and welcoming space for sex workers and their clients. The project will be implemented in a **phased approach**, ensuring that each stage is aligned with demand and community feedback while maintaining a low-impact presence within the surrounding area.

#### Phase 1: Initial Development

Phase 1 will establish the foundation of Motel X by focusing on low-impact facilities and essential services. Key components include:

- **Serenity Spa:**  
A serene wellness facility providing professional massage and beauty treatments, designed for guests seeking relaxation and privacy. The Serenity Spa will be housed in three converted garage units, fully dedicated to its operations.
  - **Private Studio Units:**  
Conversion of **14 storage units** into private studios, designed to provide secure, comfortable, and discrete spaces for workers and their clients. Each unit will include soundproofing, ambient lighting, and high-quality furnishings to ensure an exceptional experience.
  - **Accessible Units:**  
Development of **6 fully accessible units**, meeting all local and national accessibility standards. These units will ensure inclusivity for all workers and clients.
  - **Temporary Kitchen:**  
One studio unit will be outfitted as a temporary kitchen to provide basic food services. This will remain operational until demand necessitates the construction of a dedicated on-site kitchen (Phase 2).
  - **Acoustic Fencing:**  
Installation of acoustic fencing along the **Whiteleigh Avenue** and **railway boundaries** to reduce noise impact and enhance privacy. Landscaping will further buffer the property from external noise and improve the visual appeal.
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#### Phase 2: Expansion

Phase 2 will introduce additional features and specialized spaces to enhance the facility's offerings, based on demand and operational success:

- **Specialized Themed Rooms:**  
Development of **8 themed rooms**, each offering a unique, immersive experience for guests. Themes may include luxurious, romantic, or exotic designs tailored to individual preferences.
- **Private Group Rooms:**  
Conversion of units into **play spaces for small groups**, catering to 8-16 guests per room, depending on size. Rooms will feature bespoke furniture, such as beds, sofas, and love seats, along with creative design elements to ensure functionality and ambiance.

- **Soapies and Play Rooms:**

Introduction of **soapy massage rooms** and additional play areas designed to meet diverse guest preferences. These rooms will include custom features to enhance the experience while maintaining discretion and quality.

- **Dedicated On-Site Kitchen:**

A purpose-built kitchen facility will replace the temporary kitchen to support increased demand for food services.

- **Spa Pool:**

The spa pool will be installed in the studio unit closest to the railway, creating a luxurious space that combines relaxation and privacy.

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### **Future Development: Subject to Demand**

Based on the operational success of Phases 1 and 2, additional facilities may be introduced, such as:

- **Games Room Bar (GRB):**

A communal space for socializing and relaxation, subject to future demand and council approval. This space will only be pursued after successful integration of the initial phases and positive feedback from the community.

- **Additional Amenities:**

Expansion into neighboring properties (if acquired) to provide private parking or additional studio spaces as required.

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### **Conclusion**

This phased approach allows Motel X to integrate smoothly into the Addington community while addressing the needs of workers and guests. Each phase has been carefully designed to ensure operational success, community harmony, and adherence to all planning and legal requirements.

## 4.0 Phased Development Approach

The development of Motel X will be carried out in a carefully planned **phased approach**, ensuring a gradual integration into the community while maintaining operational flexibility. Each phase builds on the foundation established in the previous stage, allowing for the seamless expansion of services and amenities based on demand and feedback.

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### Phase 1: Foundation and Core Services

**Objective:** Establish the essential elements of Motel X, creating a safe and welcoming space for workers and guests with minimal community impact.

Key Components:

- **Serenity Spa:** Development of a **wellness facility** offering massage and beauty treatments, utilizing three studio units.
- **14 Private Studios:** Conversion of storage units into discreet and comfortable spaces, each equipped with soundproofing, high-quality furnishings, and ambient lighting.
- **6 Accessible Units:** Fully compliant with accessibility standards to ensure inclusivity.
- **Acoustic Fencing:** Installation along Whiteleigh Avenue and the railway boundary to reduce noise and enhance privacy.
- **Temporary Kitchen:** Establishment of a basic kitchen facility within one studio unit to support initial food service needs.

**Timing:** Phase 1 is expected to take approximately **6–9 months** from the approval date, including construction, interior fit-outs, and landscaping.

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### Phase 2: Specialized Features and Expanded Offerings

**Objective:** Enhance Motel X's service portfolio by introducing specialized spaces and features to meet diverse guest preferences.

Key Components:

- **8 Themed Rooms:** Unique and immersive spaces, designed with tailored themes to create memorable guest experiences.
- **Private Group Rooms:** Play spaces catering to small groups (8–16 guests), each equipped with bespoke furniture and thoughtful design elements.
- **Soapies and Play Rooms:** Specialized rooms for soapy massages and other activities, offering enhanced privacy and ambiance.
- **Dedicated On-Site Kitchen:** Replacement of the temporary kitchen with a purpose-built facility to support increased demand.
- **Spa Pool:**  
The studio unit nearest the railway will be transformed into a premium space, featuring a spa pool designed to offer a perfect blend of relaxation and privacy.

**Timing:** Phase 2 is anticipated to take **12–18 months** post-Phase 1 completion, with implementation staggered based on demand and operational success.

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### **Future Development: Flexible Expansion**

**Objective:** Explore opportunities for additional facilities and amenities based on demand, operational success, and community acceptance.

Potential Components:

- **Games Room Bar (GRB):** A social and recreational space offering a casual atmosphere for guests.
- **Land Acquisition and Expansion:** Potential acquisition of neighboring property to the east for private parking or additional studio spaces.

**Timing:** Future developments will be introduced only after the successful integration of Phases 1 and 2, allowing sufficient time for evaluation and feedback.

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### **Phased Approach Benefits**

This approach offers several advantages:

1. **Operational Flexibility:** Services can be adjusted to meet demand and community feedback at each stage.
  2. **Minimized Community Impact:** A gradual rollout ensures that changes are manageable for the surrounding area.
  3. **Efficient Resource Allocation:** Investments are aligned with operational success, reducing financial risk.
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### **Conclusion**

The phased development strategy ensures that Motel X evolves responsibly and sustainably, prioritizing worker safety, guest satisfaction, and community harmony.



## 5.0 Parking and Access

Motel X has been designed to prioritize **pedestrian access** and **minimize traffic impact** on the surrounding community. The layout ensures convenient, discreet, and accessible entry points for guests and workers, with sufficient on-site facilities to meet regulatory requirements.

### Primary Access Points

1. **Pedestrian Gates (Whiteleigh Avenue):**
    - Two secure pedestrian gates will be installed along the **Whiteleigh Avenue frontage**, serving as the primary access points for guests and workers.
    - These gates will be equipped with **PIN code** and **NFC technology**, ensuring controlled entry while maintaining privacy and discretion.
  2. **Secondary Access (Longley Place):**
    - A gated entry at the **southeast corner** of the site (Longley Place) will be reserved for staff and operational use. This access will also support deliveries and emergency vehicle entry if required.
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### On-Site Parking

1. **Accessible Car Parks:**
    - Two **accessible parking spaces** will be provided at the southeast corner of the property, adjacent to the **accessible units**. These spaces meet local regulatory requirements and ensure inclusivity for all guests.
  2. **Off-Site Parking:**
    - As no additional on-site parking is required under the district plan, guests arriving by vehicle will utilize nearby **public parking facilities**.
    - Motel X will provide **clear communication** about available parking options in the area to ensure a seamless guest experience.
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### Traffic Management

- **Low Vehicle Traffic:**
    - The emphasis on pedestrian access minimizes vehicular traffic to and from the site, reducing potential disruptions to the surrounding neighborhood.
  - **Clear Signage:**
    - Discreet signage at entry points will guide pedestrians to the appropriate access gates while maintaining privacy and ensuring compliance with council guidelines.
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### Accessibility Features

- The layout includes **6 fully accessible units**, ensuring compliance with local accessibility standards.
  - Pathways to and from the accessible car parks are designed to be **level and obstruction-free**, providing seamless access for guests with mobility challenges.
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## Conclusion

The parking and access strategy for Motel X reflects its commitment to **low-impact operations, discreet guest experiences**, and **regulatory compliance**. By emphasizing pedestrian access and providing limited on-site parking, the development aligns with Christchurch's urban planning goals while maintaining the privacy and security of its guests.

## 6.0 Noise Mitigation and Soundproofing Measures

Motel X has been designed with **privacy**, **discretion**, and **community harmony** as top priorities. A comprehensive noise mitigation strategy will ensure compliance with local regulations and minimize any potential noise impacts on the surrounding area.

### 1. External Noise Mitigation

To address external noise sources, particularly the railway and Whiteleigh Avenue:

- **Acoustic Fencing:**
    - A **steel acoustic fence** with soundproof panels will be installed along the **Whiteleigh Avenue and railway boundaries** to absorb and block external noise.
    - The fencing will also serve as a **visual barrier**, enhancing privacy for guests and workers.
  - **Landscaping Buffers:**
    - Additional landscaping, including **hedgerows** and **bamboo screens**, will complement the fencing to further reduce noise infiltration and create a tranquil setting.
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### 2. Internal Noise Containment

To maintain a peaceful and private environment within the facility:

- **Soundproof Walls:**
    - All **studio units**, **themed rooms**, and **specialized spaces** will be constructed with high-density soundproofing materials to prevent noise transfer between adjacent units.
  - **Double-Glazed Windows:**
    - Windows will feature **double-glazing** to provide superior sound insulation while maintaining thermal efficiency.
  - **Solid-Core Doors:**
    - All entry doors will be solid-core, fitted with **rubber/neoprene compression seals** to ensure tight sound containment.
  - **Flooring:**
    - Acoustic underlay will be installed in high-use areas to dampen impact noise and maintain a quiet atmosphere.
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### 3. Specialized Spaces

Certain areas require enhanced noise control measures due to their specific use:

- **Play Rooms and Themed Rooms:**
  - These spaces will include **heavy-duty soundproofing** in walls, ceilings, and floors to ensure activities remain private and contained.

- **Serenity Spa:**
    - Additional acoustic treatments, such as **sound-absorbing panels**, will be implemented to preserve the tranquil ambiance of the spa.
  - **Soapies and Dungeon Spaces:**
    - These areas will include soundproofing consistent with play rooms to maintain discretion and privacy.
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#### 4. Ventilation and Fresh Air Systems

Since internal sound levels can only be controlled with windows closed, Motel X will provide:

- **Mechanical Ventilation:**
    - Fresh air systems will be installed throughout the facility to meet the requirements of **Clause G4** of the New Zealand Building Code.
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#### 5. Compliance with Expert Recommendations

The noise mitigation strategy has been developed in consultation with **Marshall Day Acoustics**, incorporating their recommendations:

- **Acoustic Design:** The sound insulation levels for glazing and walls meet or exceed the requirements outlined by Marshall Day.
  - **Ongoing Review:** Finalized drawings will be submitted to Marshall Day for review, with any further recommendations integrated into the construction process.
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#### 6. Ongoing Noise Management

To ensure that noise impacts remain minimal over time:

- **Operational Measures:**
    - Clear guidelines for guest behavior will ensure that the facility remains quiet and respectful of its neighbors.
  - **Regular Monitoring:**
    - Noise levels will be periodically monitored to ensure continued compliance with local regulations.
  - **Future Enhancements:**
    - Motel X may implement constant noise monitoring systems as part of future phases. These systems would measure decibel levels in real time, triggering alerts if thresholds are exceeded, and providing a detailed record of compliance.
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## Conclusion

The noise mitigation measures at Motel X reflect a commitment to creating a **private, serene, and discreet environment** for guests and workers while respecting the surrounding community. By combining expert advice, strategic design, and ongoing management, Motel X ensures that noise will not be a concern during any phase of development or operation.

## 7.0 Health and Safety Compliance

### Health and Safety Compliance

Motel X is committed to providing a safe, secure, and supportive environment for all workers and guests. Health and safety measures are integrated into every aspect of the facility's design and operations, ensuring compliance with relevant regulations and best practices.

#### 1. Worker Safety

- **Secure Access:**
    - Entry points are equipped with **PIN code** and **NFC technology**, allowing only authorized individuals to access the property.
    - Surveillance cameras monitor entry points and communal areas while maintaining privacy in individual units.
  - **On-Site Security:**
    - Trained security personnel will be available on-site during operating hours to respond to incidents and ensure safety.
  - **Emergency Response Protocols:**
    - Clear protocols for emergencies, including medical incidents and evacuation procedures, will be established and communicated to all workers.
  - **Safety Resources:**
    - Workers will have access to **panic buttons** or discreet alert systems within units to summon assistance if needed.
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#### 2. Health Promotion and STD Testing

Motel X recognizes the importance of sexual health and promotes voluntary STD testing and education for workers. Through collaboration with organizations such as NZPC, Motel X will:

- Provide workers with information about free or affordable testing services.
  - Support optional health initiatives, such as on-site workshops or mobile clinics, to make testing accessible and convenient.
  - Maintain strict confidentiality to respect workers' autonomy and privacy while fostering a culture of health and well-being.
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#### 3. Guest Safety

- **Well-Maintained Facilities:**
  - All units, communal areas, and spa facilities will be regularly inspected and maintained to ensure cleanliness and safety.
- **Fire Safety:**
  - The property will include fire alarms, smoke detectors, and fire extinguishers in all units and communal areas, complying with **NZ Building Code requirements**.

- Clearly marked and unobstructed **emergency exits** will be provided.
  - **Health and Hygiene:**
    - Units will be cleaned and sanitized between each use, with high-touch areas receiving extra attention.
    - Spa facilities will adhere to strict hygiene protocols, including sterilization of equipment and frequent water quality testing.
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#### 4. Accessibility and Inclusivity

- **Accessible Design:**
    - The development includes **6 fully accessible units** designed to meet the needs of guests with mobility challenges.
    - Accessible pathways and signage will ensure all areas of the property are easy to navigate.
  - **Worker Support:**
    - Workers will have access to **private changing areas**, secure storage for personal belongings, and information on health and wellness resources.
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#### 5. Compliance with Health and Safety Regulations

- Motel X will fully comply with the **Health and Safety at Work Act 2015** and other applicable regulations to ensure the safety of all workers and guests.
  - Regular audits and reviews will be conducted to identify and address potential risks, maintaining a high standard of safety.
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### Conclusion

By prioritizing worker and guest safety, Motel X demonstrates its commitment to creating a secure and supportive environment. These measures not only ensure compliance with health and safety regulations but also foster trust and confidence among workers, guests, and the community.

## 8.0 Community Engagement and Impact

Motel X is committed to fostering a positive relationship with the surrounding community while ensuring that its operations remain respectful and low-impact. By prioritizing open communication, addressing potential concerns proactively, and contributing to local well-being, Motel X aims to integrate harmoniously into the Addington neighborhood.

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### 1. Open Communication and Collaboration

- **Engagement with Key Stakeholders:**
    - Motel X has engaged with organizations such as the **New Zealand Sex Workers' Collective (NZPC)** to ensure that the development aligns with best practices and meets the needs of workers and clients.
  - **Transparency:**
    - Motel X will maintain clear communication with the Christchurch City Council, keeping them informed of progress and addressing any queries or concerns during the application process.
  - **Community Liaison:**
    - A designated contact person will be available to handle community inquiries and feedback, ensuring open lines of communication throughout the development and operational phases.
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### 2. Minimizing Impact on the Surrounding Community

- **Low-Impact Operations:**
    - The phased development approach ensures that changes are gradual and manageable, minimizing disruptions to the surrounding area.
    - Services such as the Serenity Spa and private studio units have been designed to operate discreetly, without generating excessive noise, traffic, or visibility.
  - **Noise and Privacy Mitigation:**
    - Acoustic fencing, landscaping, and soundproofing measures will be implemented to ensure that operations do not intrude on neighboring properties.
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### 3. Positive Contributions to the Local Area

- **Economic Benefits:**
  - The development will create job opportunities, including roles in security, cleaning, and administrative support.
  - By attracting visitors to the area, Motel X is expected to boost foot traffic to local businesses, contributing to Addington's economy.
- **Enhanced Safety:**



- The presence of well-lit pathways, security measures, and discreet operations will improve safety in the immediate area, benefiting both guests and nearby residents.
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#### 4. Addressing Potential Concerns

- **Traffic and Parking:**
    - By emphasizing pedestrian access and limiting on-site parking to accessible spaces, Motel X minimizes potential traffic concerns. Clear communication about off-site parking options will ensure seamless visitor experiences without impacting residential streets.
  - **Operational Oversight:**
    - A robust management plan, including trained on-site staff and regular audits, will ensure that the facility operates responsibly and addresses any issues swiftly.
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## Conclusion

Through proactive community engagement, thoughtful design, and low-impact operations, Motel X is committed to being a **good neighbor** and contributing positively to the Addington community. By addressing concerns transparently and working collaboratively with stakeholders, Motel X aims to build trust and ensure its long-term success as a valued member of the local area.

## 9.0 Environmental and Waste Management

Motel X is committed to minimizing its environmental impact and adhering to best practices for waste management. Through sustainable design, responsible operations, and compliance with local regulations, the facility will contribute to a cleaner and greener Christchurch.

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### 1. Waste Management Plan

Motel X will implement a comprehensive waste management plan that addresses all types of waste generated on-site, including general waste, recyclable materials, and specific waste types from specialized facilities like the Serenity Spa.

- **General Waste and Recycling:**
    - Clearly marked bins for **general waste** and **recyclables** will be provided throughout the property, including within individual units and communal areas.
    - Waste will be collected regularly and disposed of through licensed contractors to ensure compliance with local regulations.
  - **Spa-Specific Waste:**
    - Waste from the Serenity Spa, including disposable towels and single-use items, will be separated and disposed of responsibly.
    - Any hazardous materials (e.g., chemicals used in beauty treatments) will be handled in accordance with safety and environmental standards.
  - **Sanitary and Medical Waste:**
    - Sanitary waste will be managed using specialized disposal units in all bathrooms, maintained regularly by a licensed contractor.
    - Should any medical waste (e.g., needles) be generated, it will be handled according to **health and safety regulations** and disposed of through appropriate channels.
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### 2. Water Conservation

- **Efficient Fixtures:**
    - Low-flow faucets, showerheads, and toilets will be installed in all units and communal areas to reduce water usage.
  - **Spa Practices:**
    - Water quality in spa facilities, such as the proposed spa pool, will be monitored and maintained using efficient filtration systems to minimize waste.
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### 3. Energy Efficiency

- **Lighting and Climate Control:**
  - Energy-efficient LED lighting will be used throughout the property.

- Units will feature **energy-efficient heating and cooling systems**, such as heat pumps, to minimize electricity consumption.
  - **Solar Energy Potential:**
    - The facility may explore solar energy options in future phases to further reduce its carbon footprint.
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#### 4. Landscaping and Green Spaces

- **Native Planting:**
    - Landscaping around the property will prioritize native plants, which require minimal irrigation and maintenance.
  - **Green Buffers:**
    - Landscaping along the acoustic fences will not only reduce noise but also enhance biodiversity and improve air quality.
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#### 5. Compliance with Regulations

- Motel X will comply with all **local and national environmental regulations**, ensuring that waste management and conservation practices meet or exceed required standards.
  - Regular audits will be conducted to identify opportunities for improvement and maintain high standards of environmental stewardship.
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### Conclusion

Through sustainable design, efficient resource use, and a robust waste management plan, Motel X demonstrates its commitment to protecting the environment while providing a safe and welcoming space for workers and guests.

## 10.0 Compliance with Legal and Planning Requirements

Motel X is designed to meet or exceed all relevant legal and planning requirements, ensuring a development that is responsible, safe, and respectful of the local community.

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### 1. Dispensation under the Brothels Location and Signage Bylaw

- This application seeks dispensation from the **Christchurch Brothels Location and Signage Bylaw** to allow for the operation of a sex work venue at **69 Whiteleigh Avenue**, outside the designated brothel zones.
  - Motel X will comply with all bylaw provisions concerning signage and operational discretion, including:
    - No illuminated or explicit signage.
    - Signage limited to a single discreet sign, as approved by the council.
    - Clear adherence to conditions outlined in the dispensation approval.
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### 2. Resource Consent

- The development will adhere to Christchurch City Council's **district plan** requirements, including zoning, noise control, and accessibility standards.
  - The phased approach ensures that the project integrates smoothly into the local environment while maintaining flexibility to adapt based on council feedback and community engagement.
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### 3. Building Code Compliance

- Motel X will fully comply with the **New Zealand Building Code** across all phases of development, including:
    - **Clause G4:** Ensuring proper ventilation and fresh air supply in all units.
    - **Clause D1:** Accessibility for all users, including the provision of **6 fully accessible units** and barrier-free pathways.
    - **Clause F7:** Fire safety, including smoke alarms, extinguishers, and clearly marked exits.
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### 4. Health and Safety Compliance

- Operations will adhere to the **Health and Safety at Work Act 2015**, with robust protocols for worker and guest safety.
- The facility will promote voluntary STD testing and health education through partnerships with the **NZ Sex Workers' Collective (NZPC)** and other relevant organizations.

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## 5. Noise and Environmental Regulations

- Motel X will comply with all noise control requirements as outlined by Marshall Day Acoustics, including:
  - Installation of acoustic fencing along Whiteleigh Avenue and the railway boundary.
  - Soundproofing of all units to meet internal noise level standards.
- Environmental practices will align with **local waste management regulations**, ensuring proper disposal of general, recyclable, and sanitary waste.

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## 6. Transparent Reporting and Accountability

- Motel X will maintain open communication with the council, providing updates on development progress and responding promptly to any concerns.
- Regular audits and reviews will ensure continued compliance with all regulatory and planning requirements.

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## Conclusion

Motel X is committed to operating as a responsible and compliant development, meeting all legal, planning, and operational standards. By adhering to these requirements, the project ensures its success as a safe, professional, and community-aligned venue.

## 11.0 Conclusion

Motel X represents an innovative, thoughtful, and community-conscious development that prioritizes **privacy**, **discretion**, and **worker safety**. By adopting a **phased approach**, the project ensures a gradual and responsible integration into the Addington community while addressing the needs of workers and guests alike.

This application demonstrates Motel X's commitment to:

- **Compliance:** Adhering to all relevant legal, planning, and operational standards, including the Christchurch Brothels Location and Signage Bylaw and Resource Consent requirements.
- **Community Harmony:** Minimizing impact on the surrounding area through low-impact operations, noise mitigation measures, and open communication with stakeholders.
- **Health and Safety:** Creating a safe, welcoming, and inclusive environment that supports workers and guests with best practices in safety, hygiene, and accessibility.
- **Sustainability:** Incorporating environmentally responsible practices in waste management, resource use, and landscaping.

Motel X is poised to become a trusted and valued member of the Addington community, providing a space that sets a new standard for sex work venues in Christchurch. We respectfully seek the council's approval to proceed with this project and are committed to working collaboratively throughout the process.