



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Case ID 1500162012

Erf 52, 124 Regent Road, Sea Point

Development Management

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Date: July 2026

Ref: 11662 (Hayley Geary)

Your ref:



PROPOSED REZONING & DEPARTURES FOR HOTEL Erf 52 Cape Town at 124 Regent Road Sea Point West



1. INTRODUCTION

This report serves to motivate the applications required to enable the construction of a 63-bedroom hotel on the property, with a public restaurant on the ground floor.

- The property is currently zoned General Business GB5. The proposal is to rezone the property to GB6 to enable the development of additional hotel rooms.
- It is noted that the current zoning would permit a 30m tall building, with a maximum floor factor of 4 (1812m²).
- The proposal is to rezone the property to develop a 30m tall building with a maximum floor space of 2635m² (2700m² permitted in GB6 zone).
- The ground floor restaurant will be 139m² of GLA and will be available to guests; but will also be available to the public, as such, the restaurant is not excluded from the hotel concessions provided in Item 60(g) of the DMS.
- The rooftop recreational area & bar will be exclusively for the use of the hotel guests.
- The existing canopy over the street boundary will be redeveloped in the same position, therefore a departure has been included to permit this.

The following approvals are required in terms of Section 42 of the City of Cape Town Amended Municipal Planning By-law ("MPBL"):

- i. In terms of Section 42(a), to rezone the property from General Business (GB5) to from General Business (GB6).
- ii. In terms of Section 42(b) of the MPBL for the following departures:
 - In terms of Item 60(b) of the DMS, to permit the canopy to be closer than 8m to the street centreline on Queens Road.
 - In terms of Item 121(2) of the DMS, to permit the building to be 0m from the Regent Road & Queens Road street boundaries, in lieu of 5m (which are both Roads of Metropolitan Significance).
 - In terms of Item 121A of the DMS, to permit the unscreened balconies to be 0m, in lieu of 2m from the northern common boundary.
 - In terms of Item 121A of the DMS, to permit the unscreened balconies to be 0m, in lieu of 2m from the eastern common boundary.
- iii. In terms of Section 42(i) of the MPBL for the approval of the City:
 - Item 89(c) of the DMS, to permit the construction of the canopy over the public street (TR2).

NOTE: Deviation from the Guest Accommodation Policy in terms of parking requirements.

2. THE PROPERTY

2.1 Property details & zoning

Erf 52 measures **453m²** in extent and is currently zoned General Business Zoning **GB5**. The proposal is to rezone the property to GB6.

It is noted that the current GB5 zoning would permit a hotel and restaurant as a primary use right. The rezoning is merely required for the additional floor space.



Zoning Map

The property is currently under-developed with a small 3-storey building with an existing canopy over the street boundary.

The site is positioned at the gateway of the Sea Point Business and activity route, which is typically characterised by taller buildings with a mix of land uses.

The property to the north of the subject property has been developed with a 9-storey block of flats, whereas the property directly to the east of the site has a BP garage and shop.

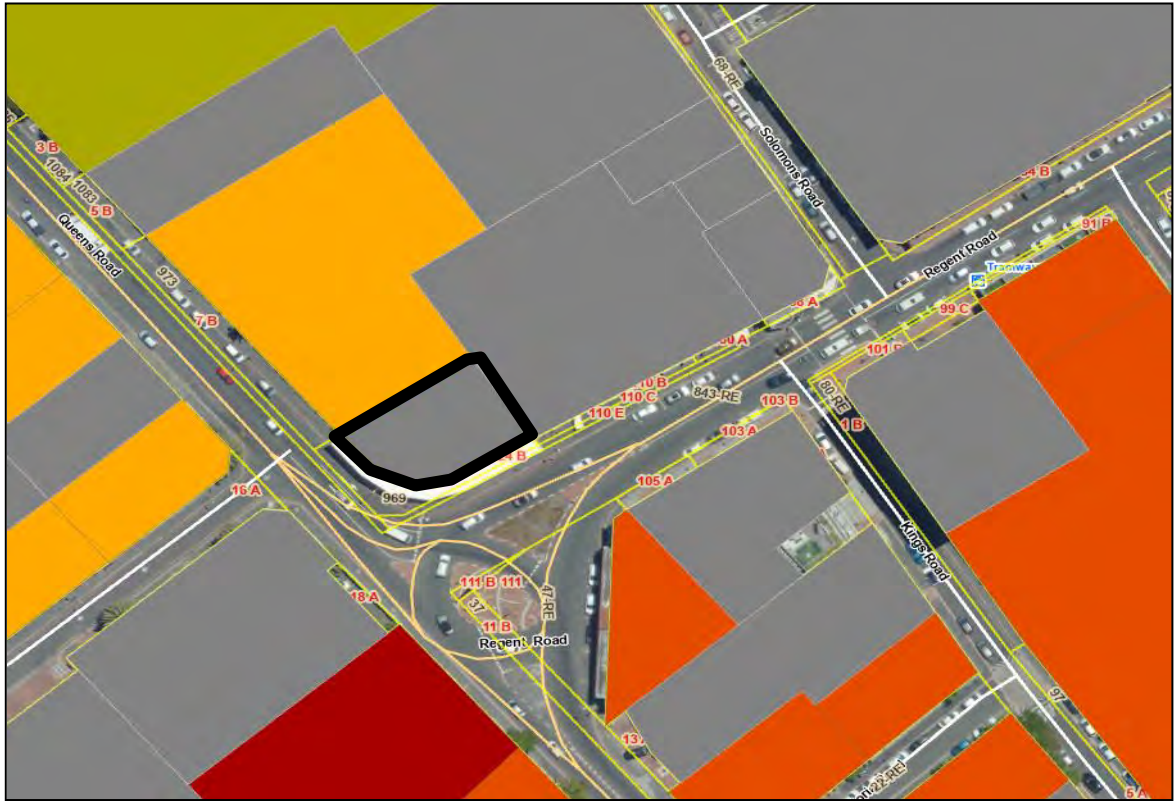
The majority of the buildings along Regent Road have been developed with taller contemporary style luxury apartment or hotel buildings, with varying retail and commercial facilities.

The proposal for a 9-storey hotel building on the subject property would therefore be characteristic of the surrounding area.



Existing Building in context

The existing building is older than 60 years; however, the building is not conservation worthy and has no heritage grading or significance. Therefore, no permit is required from Heritage Western Cape (HWC) for the demolition of the existing building.



2.2 Title Deed and conveyancer's certificate

A title deed search was conducted by *STBB* who prepared the conveyancer's certificate. As indicated, no title deed conditions exist.

3. THE PROPOSAL



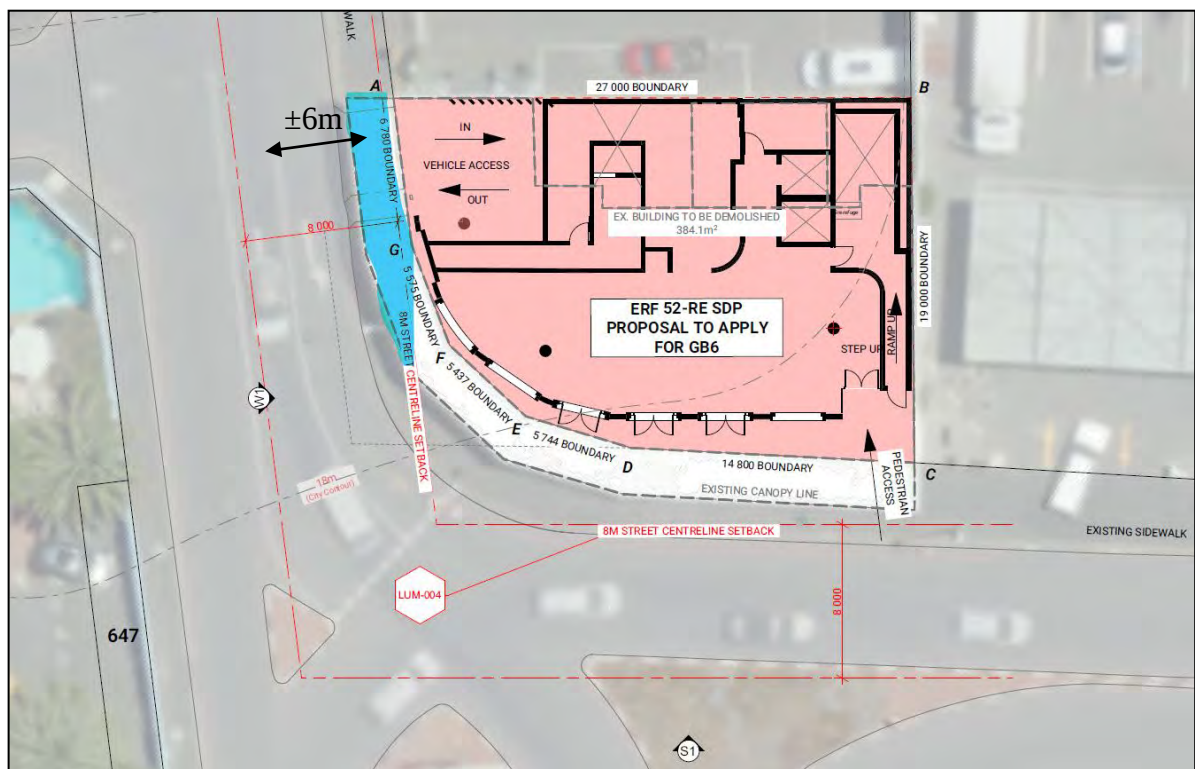
- The proposal is to demolish the existing building and to develop a new building with ancillary facilities (pool and entertainment terrace, restaurant/bar) and to develop a new canopy over the street boundary.
- In order to achieve this, the property must be rezoned from GB5 to GB6 to enable additional floor space.
- Although a rezoning to GB6 is being sought, the development envelope of GB5 will be respected. In other words, the building will not exceed 30m in height, as currently limited in the GB5 zone.
- It should be noted that the hotel ancillary facilities will be strictly for the use of guests and not accessible to the public, other than the public restaurant on the ground floor. Item 60(g) of the DMS applies as this hotel will have an excess of 30-bedrooms.

3.1 Item 60(a): Coverage (*complies*)

The DMS prescribes a 100% coverage. The proposal will have a 97% coverage and therefore complies.

3.2 Item 60(b) & Item 122: Street Centreline (*Departure*)

The City may require an 8m street centreline setback. The proposal will include a portion of the canopy, over the street boundary, to be approximately 6m from the street centreline. This would require a departure. However, this will not affect the floor space as the canopy is situated over the street boundary and zoned TR2 and therefore complies with Item 122.



Proposed extent of the street centreline setback departure

3.3 Item 60(c): Floor Factor *(complies)*

The GB5 zoning would permit a floor factor of 4 (1812m²). The proposed development will have a floor factor of 5.82 (2635m²) and therefore requires a rezoning of the property as it exceeds 10% of the permitted floor space.

Rezoning to GB6, which would permit a maximum floor factor of 6 (2718m²). However, the full bulk available to the GB6 zone is not being sought.

3.4 Item 60(d): Height *(complies)*

The City's Ground Level Map (GLM) has been used to determine the existing ground level (EGL). The height of the building has been measured from the EGL.

The permitted height would currently be 30m; however, the rezoning would allow for a height of 45m. The proposal is not seeking to unlock this additional height; but is in-fact designed to remain below 30m, with the exception of the lift shaft, which is excluded from the height calculation.

3.5 Item 60(e): Building lines *(Departure)*

The street building line is 0m; however, the property abuts Queens and Regent Roads, which are both Roads of Metropolitan Significance and therefore have 5m building lines.

The application is therefore to permit the building to be 0m, in lieu of 5m.

3.6 Item 60(h): Canopies/Balconies *(complies)*

The canopy will not be developed closer than 500mm to the kerb line and will therefore comply. The canopy will also be higher than 2.8m above the pavement and will comply. It is noted that an encroachment agreement may be required for the canopy. No balconies are proposed over the cadastral line.

3.7 Item 60(j): Street corners *(complies)*

The proposed building will have an active façade with multiple balconies overlooking the street edge. Similarly, the ground floor will have a glazed façade which will ensure that the street boundary is well activated.

3.8 Item 89: Canopies *(city approval)*

The canopy projection will be developed over a public street and therefore approval of the City is required to enable the construction of the canopy projection over the public street.

3.9 Item 121A: Balconies/Terraces *(departures)*

The proposed trafficable rooftop terraces which is closer than 2m to the eastern common boundaries will be screened with a solid screen wall of minimum 1.7m in height.

Similarly, the rooftop terrace has been setback 2m from the northern common boundary and therefore complies.

There are a number of sliding doors which open onto the northern common boundary; however, these do not open onto a trafficable balcony and do not need to be screened and therefore comply.

However, on the corner of the northern common boundary and Queens Road, the balconies are proposed 0m from the northern common boundary and therefore require departures. Similarly, the balconies on the eastern common boundary are unscreened and 0m from the common boundary, thus requiring departures.



Extent of balcony departures on northern and eastern common boundaries

3.10 Items 137: Parking (complies)

The property is situated within a PT2 area, which does not require any parking be made available within the development.

3.11 Items 140(2): CWC (complies)

The property currently has an existing CWC which is approximately 11m to the intersection. The proposal is to retain this CWC.

4. ADJUDICATION

4.1 Adjudication criteria

Section 99(1)

The application complies with the minimum threshold requirements and should not be refused.

- (a) The application is consistent with the Municipal Spatial Development Framework (MSDF).
- (b) Floor space or height departures are not required. The zoning of the property will change from GB5 to GB6 and the therefore the proposal will not have the effect of granting the property the development rules of the next subzone.

Section 99(2)

The application should be approved in terms of this sub-section.

- (a) Applicable spatial development frameworks

The proposal complies with applicable SDFs which, in essence, encourage appropriate land use intensification in established urban areas.

- i. The Municipal Spatial Development Framework (MSDF)

The revisions to the MSDF were approved by Council in 2018. The MSDF promotes residential densification and land use intensification across the City so as to guide intensified land uses in key areas of the City. The Sea Point area forms part of the “Urban Inner Core” and the “Structuring Routes” which aims to prioritise land use intensification. These Urban Inner Core areas should encourage intensification in all forms.

- ii. The Table Bay District Plan

The guidelines focus on the further intensification, optimisation and appropriate redevelopment of land uses along development corridors. The property is currently situated on the corner of Queens and Regent Road which forms the gateway of the Sea Point activity route. This key property should certainly be encouraged for further intensification.

- (b) DMS criteria

The application complies with relevant criteria contemplated in the DMS; all necessary documents as required by the City are submitted with this application and the proposal is desirable when assessed in terms of the adjudication criteria.

(c) City policies

The City's MSDF must be implemented through its Inclusive Economic Growth, Social Development, Environmental Strategies and the Guest Accommodation Policy.

- *Inclusive Economic Growth Strategy (2021)*: The proposal will indirectly support this strategy given that it will have a positive impact on the overall growth of the City's GDP (critical in comparison with the population growth). The temporary employment that will be provided during the construction of the building, as well as the permanent staff that will be employed once the hotel starts operating, will help to curb untenable levels of unemployment.
- *Social Development Strategy (2013)*: The proposal will not redress any spatial inequality, but it will provide substantial employment opportunities at various skill levels.
- *Environmental Strategy (2017)*: Land use intensification of properties within the urban edge contributes to the containment of urban sprawl which complies with the vision of this strategy which is to enhance, protect and manage Cape Town's natural and cultural resources for long term prosperity, in a way that optimises economic opportunities and promotes access and social wellbeing.
- *The Guest Accommodation Policy (2010)*: This is an important policy framework to inform the growth of the tourism industry. The aim of the policy is to ensure that the industry be appropriately regulated to inform growth of certain tourism accommodation types in suitable areas. The policy provides a uniform approach to the assessment of tourism accommodation relating to land use applications; however, this policy was established before the MSDF and DMS.

❖ In this regard, the proposed development is considered to align with most of the objectives of this policy; however, it does not comply with the suggested parking requirements.

➤**Purpose:** The hotel is proposed within a new 9 storey structure which will be harmoniously designed with the surrounding built environment and will comply with the setbacks, height etc.

➤**Scale:** The proposed development of a hotel on this site would currently be permitted GB5 zoning, however, the proposal is to rezone the property to enable additional floor space. This additional floor space will not result in a building which is out of context with the surrounding built

form and therefore the scale of the building will be compatible with the area. The property is positioned as the gateway to the Sea point business node which consists of buildings ranging from 2-9 storeys in height.

- **Location:** The property is situated within a mixed use environment, and along a main transport route, making it a relatively busy commercial environment. This location is perfectly situated for transient guests in close proximity to Sea Point Promenade, several world class beaches and Table Mountain, which are central tourism attractions to Cape Town. The hotel is designed as a modern contribution to this area which will be consistent with the surrounding buildings in the area.
- **Self-catering:** Meals will be provided to guests. However, it is anticipated that there may be small kitchenette's in the rooms, which would be permitted in terms of both the DMS and this Policy.
- **Ancillary facilities:** The building will have a restaurant on the ground floor, available to the public, and then a restaurant/bar and swimming pool on the rooftop for guests to enjoy exclusively. There are no facilities which may generate a nuisance to neighbours.
- **Liquor:** the facility will be licensed and will sell liquor only to guests. The restaurant on the ground floor will be open to the general public and will also be licensed.
- **Staff facilities:** There will be a back of house area for staff in the basement.
- **Signage:** There will be no signage.
- **On-site residence:** The owner will not reside on the site.
- **Parking & Loading:** There will be 0 parking bays available on site, However, there will be a stop and drop facility in the basement of the building. This does not comply with the requirement of this policy of 1 bay per bedroom and 20 bays if licensed. Although this does not comply with the policy requirement, the property is situated within a PT2 area and therefore no parking would be required.
- **Environmental and heritage:** The site is not situated within a sensitive heritage area. No permission from HWC is required for the demolition of the existing building. The proposal is to construct a new building on the site. There is no existing landscaping on the property.

(d) Desirability of proposed land use

The underlying principle of incremental and sensitive forms of land use intensification in contextually appropriate locations is considered desirable, as it helps to create efficient, sustainable and compact cities.

This property is currently greatly under-utilised and is situated in a prominent position along the business corridor. The location of this site is also central to a number of tourism related activities, and the operation of the hotel is ideal considering the location.

(e) Impact on existing rights

The Rezoning

- The property is currently zoned GB5, which already permits the proposed land use of a hotel, restaurant and ancillary facilities as a primary use right. The proposed rezoning to GB6 is not sought to introduce new land uses, but rather to enable additional floor space to achieve a viable and appropriately scaled development on this corner site. The existing zoning already confirms the principle that business and hospitality type uses would be acceptable on this property.
- Importantly, the rezoning would not alter the development envelope that could already be achieved under the existing GB5 zoning. The current zoning would already permit a 30m tall building as of right and therefore the proposed development has been deliberately designed to remain within this height parameter. The proposal therefore does not seek to unlock the full development potential of the GB6 zoning, particularly in terms of height. Instead, the rezoning is limited to gain additional floor space within the permitted building envelope.
- The proposed development will therefore not result in a building form that is materially more intrusive than what could reasonably be developed under the current zoning. While the rezoning increases the permissible bulk, the additional floor space is accommodated within a built form that remains consistent with the existing 30m height limitation applicable to GB5.
- It is relevant to note that rezoning can be approved subject to conditions of approval that limits the GB6 rights being sought. This would ensure that developer could not later pursue a taller development.
- The site is also located at the gateway to the Sea Point business and activity route. This area is an established mixed-use area characterised by taller buildings. It is noted that the property is currently underdeveloped with a small 3-storey building, while surrounding properties include a 9-storey block of flats, and similar mixed use developments along Regent Road. In this context, the proposed hotel is compatible with the existing character of the area and will not introduce an incompatible land use.
- Below is a massing diagram which shows GB5 bulk potential of the site and then compares how the rezoning unlocks additional bulk.



Extract showing available bulk comparison vs permissible height

- The proposed land use is also particularly suited to the site's location, given its proximity to the Sea Point Promenade, Camps Bay Beach, Table Mountain and other tourism-related destinations. The rezoning will therefore support the optimal use of well-located urban land and reinforce the role of Regent Road as a mixed-use activity route, without undermining the rights of surrounding property owners.

The City Approval

- The proposal includes the construction of a canopy projection over the street boundary.
- The proposed canopy will comply with Item 60(h), and will therefore not cause any obstructions in the road reserve, but would enhance the experience of the streetscape for pedestrians.
- It is likely that during the construction of the building itself pedestrian movement would be temporarily obstructed along the sidewalk. Therefore, it is unlikely that the construction of the canopy itself would create any further inconvenience to pedestrian movement.
- It is noted that City Approval would be required for the construction of a canopy projection over a public street (TR2 zoning). The purpose of this is to improve the pedestrian experience on this corner site and to improve the aesthetic design of this corner. It is therefore unlikely that this City Approval would impact on any existing rights.

The Departures

- The property abuts both the Queen & Regent Roads which are both Roads of Metropolitan Significance and therefore subject to 5m building lines.

- Buildings along Regent Road are typically closer than 5m to the street boundary and these do not impact on the functionality or performance of the roadway itself.
- The site is very narrow and a 5m building line would restrict any development of this property.
- Considering that the roadway will remain unaffected and several other properties in the area also have buildings developed closer than 5m to the street boundary, it is not anticipated that this proposal will have any impact on existing rights of owners.
- Similarly, the development may be subject to an 8m street centreline setback; however, this only affects a portion of the canopy which is erected over the street boundary, zoned TR2. This departure will not affect the movement of vehicles or the availability of parking as this section of Queens road is a main connector road that does not make provision for street parking due to the proximity to the intersection.

The Balcony Departures

- The proposal is to permit the unscreened balconies on the northern and eastern common boundaries to be situated 0m from the common boundaries, in lieu of the prescribed 2m setback.
- The purpose of Item 121A is to protect the privacy of adjoining properties by ensuring that trafficable balconies do not result in unreasonable overlooking between neighbouring sites. The departure must therefore be considered having regard to the specific context of the site and whether the purpose of the rule would nevertheless be achieved.
- In this instance, the departure is limited to a relatively small portion of the building located at the corner of Queens and Regent Roads. The balconies are effectively street-facing in nature and are situated closest to the public realm rather than the adjoining properties. Accordingly, they do not create the type of privacy concerns that the development rule seeks to prevent.
- The property to the north comprises an existing multi-storey sectional title apartment building which is set substantially back from the Queens Road street boundary. Given this setback relationship, the proposed balconies will not directly overlook neighbouring habitable rooms or private outdoor spaces and will not materially impact on the privacy currently enjoyed by the adjoining owners.
- Similarly, the adjoining property to the east is developed as a service station and convenience retail shop. The proposed balconies are again located closest to the street corner and will not result in any privacy related impacts on this property. The departure will therefore have no adverse effect on the use or enjoyment of the neighbouring property.
- It is further relevant that the remainder of the development has been designed to comply with the balcony setback requirements or incorporates appropriate screening measures where required. The departure is therefore both limited in extent and site specific in nature.
- Having regard to the location of the balconies at a prominent street corner, the existing context of the adjoining properties and the absence of any material overlooking impacts, the proposal is considered to achieve the underlying purpose of the development rule, notwithstanding the departures sought. The departure will accordingly not prejudice the existing rights of adjoining owners nor detract from the character or amenity of the surrounding area.



Example showing position of proposed balcony departures close to the street boundaries

Section 99(3)

The proposal is desirable when considered in terms of this sub-section.

(a) Socio-economic Impact

The proposal will optimise the use of the property, which is currently highly underdeveloped with a 3-storey, poor quality building in a key urban location. Although the property could be developed as a hotel, without the need for a planning process, the additional floor space unlocks the viability of the project. The proposed investment will help to grow the Western Cape economy and the increased rates and taxes as a result of the proposed development will also benefit the City.

Tourism is one of the main contributing sectors to the economy in Cape Town and the provision of new tourism infrastructure should be encouraged.

(b) Compatibility with surrounding uses

The use of the property as a hotel will not detract from the surrounding character which consists of a wide range of land uses. The proposed use as a hotel is permitted as a primary use right. Therefore, this land use will remain compatible with the mixed use area.

The proposed building envelope has also been carefully designed to ensure the new building remains compatible with the area. As previously noted, the building will not exceed 30m in height and will therefore remain consistent with the heights of the existing built form.

(c) Impact on external engineering services

It is anticipated that the proposal will be circulated to the relevant service departments to confirm the availability of service capacity. Considering that the proposal is to intensify the land use, it is anticipated that a development contribution levy would be payable. However, the existing rights of the existing building must also be taken into account prior to the calculation- 772m² of GLA for business premises existing on site. The following new rights are proposed:

- 63 hotel rooms
- Ancillary facilities:
 - ❖ Restaurant: 139m² of GLA
 - ❖ Rooftop Bar: 138m² of GLA

(d) Impact on Safety, Health & Wellbeing of the Surrounding Community

The establishment of a hotel on the site will improve the safety & security on the site, as well as for the abutting owners through the introduction of 24-hour security which would be available on the site for guests. The application does not impact on the wellbeing of the surrounding community as none of the abutting properties will be visually impaired by the use of the site as a hotel considering that the proposed building will remain below 30m in height permitted in terms of the current GB5 zoning. Moreover, the property will introduce a restaurant on the ground floor which will provide an active land use to contribute towards passive surveillance of the street.

(e) Impact on heritage

The property is not located in a Heritage Protection Overlay Zone; however, the proposal is to demolish a building older than 60 years. The existing building has already been graded to not be conservation worthy.

(f) Impact on the biophysical environment

The application does not require the removal of any plantings or other environmental resources.

(g) Traffic, parking and access

A porte-cochere is provided for guests without private transport. Furthermore, sufficient stacking space will be provided on-site for guests and deliveries to not impact on the flow of traffic. A traffic statement has been provided by *Apex Traffic Solutions* and should be circulated to the Transport Department.

(g) Conditions of approval

It is anticipated that the City will require conditions of approval to mitigate the potential impacts of the development. The following conditions are proposed:

- ❖ The external envelope of the development shall be in accordance with the plans.
- ❖ The rooftop restaurant/bar shall be restricted to the use of hotel guests only.

5. CONCLUSION

The proposed use of a hotel in this area has been demonstrated to be desirable. The rezoning to GB6 will not unlock blanket rights which could later be used to develop a 45m tall building in this location. This would be a conditional rezoning approval whereby the building would be restricted to the plans provided.

The proposed building has been designed largely within current GB5 height restrictions of 30m and although the floor space exceeds the permitted GB5 parameters, this property could potentially be developed with a 30m tall, but narrow tower, as of right. This would result in a similar development envelope to that currently proposed.

TOMMY BRÜMMER TOWN PLANNERS

ANNEXURE :



Sub Council: 16

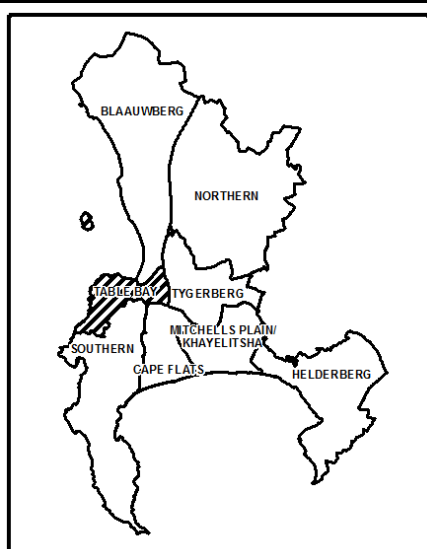


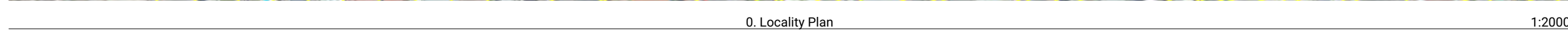
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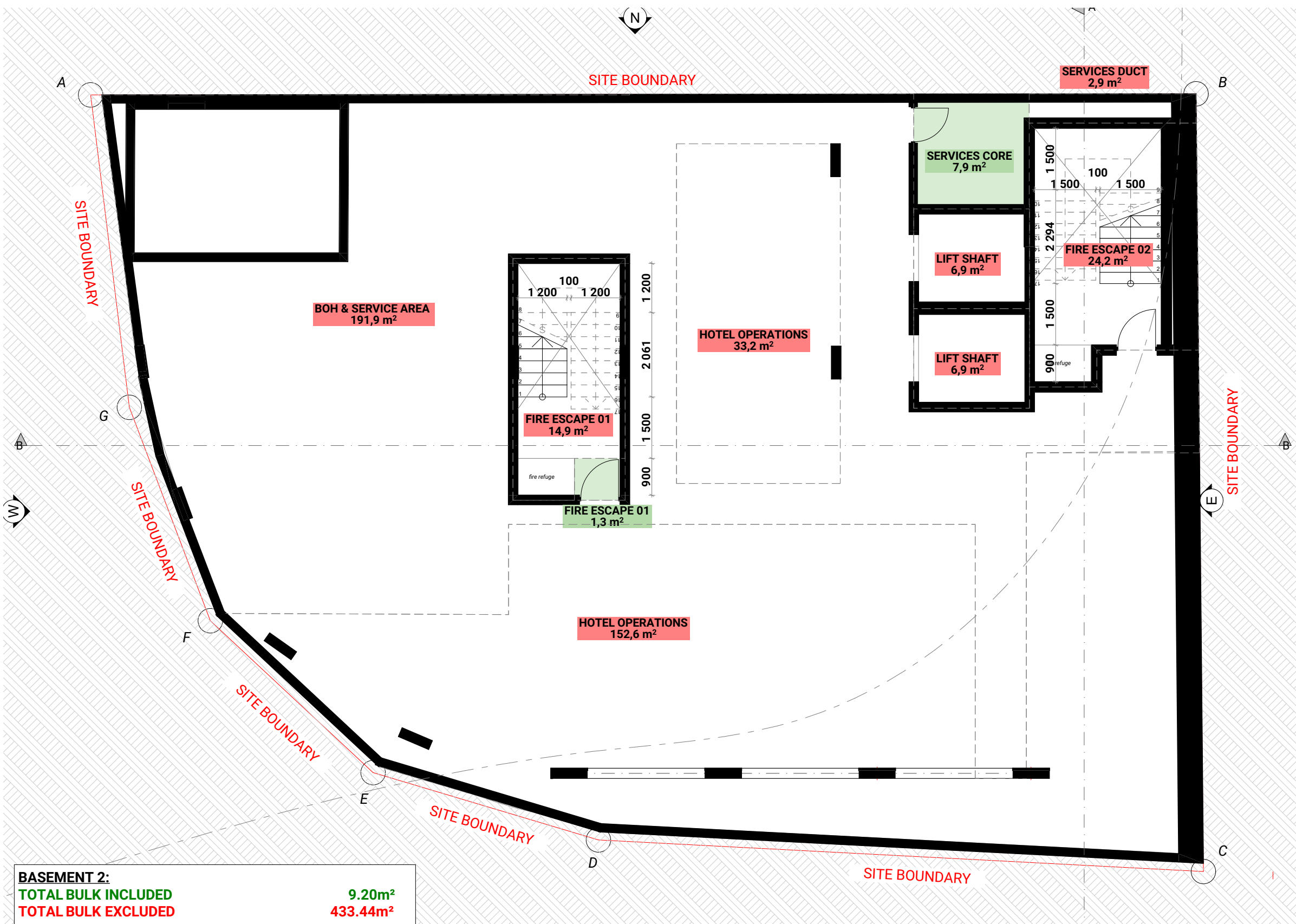
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COUNCIL SUBMISSION			
APPROVED  Lums Crat of Architecture PROJECT 124 Regent Road ERF 52-RE, Sea Point West. CLIENT			
DRAWN BY:	CHECKED BY:	PRINT SIZE: A0	PROJECT No.: 25 932
TITLE ERF 52-RE, Sea Point West LUMS APPLICATION SUB & LOCALITY			SCALE
DRAWING No.: 25-032 CO-0990/LABREV-AB-01			ISSUE DATE: 2026/07/13
Electronic submission: Upload Drawing as (Drawn) 01 (01) 10 Regent Road 124 Regent Road, Sea Point West			REVISION No.: 2



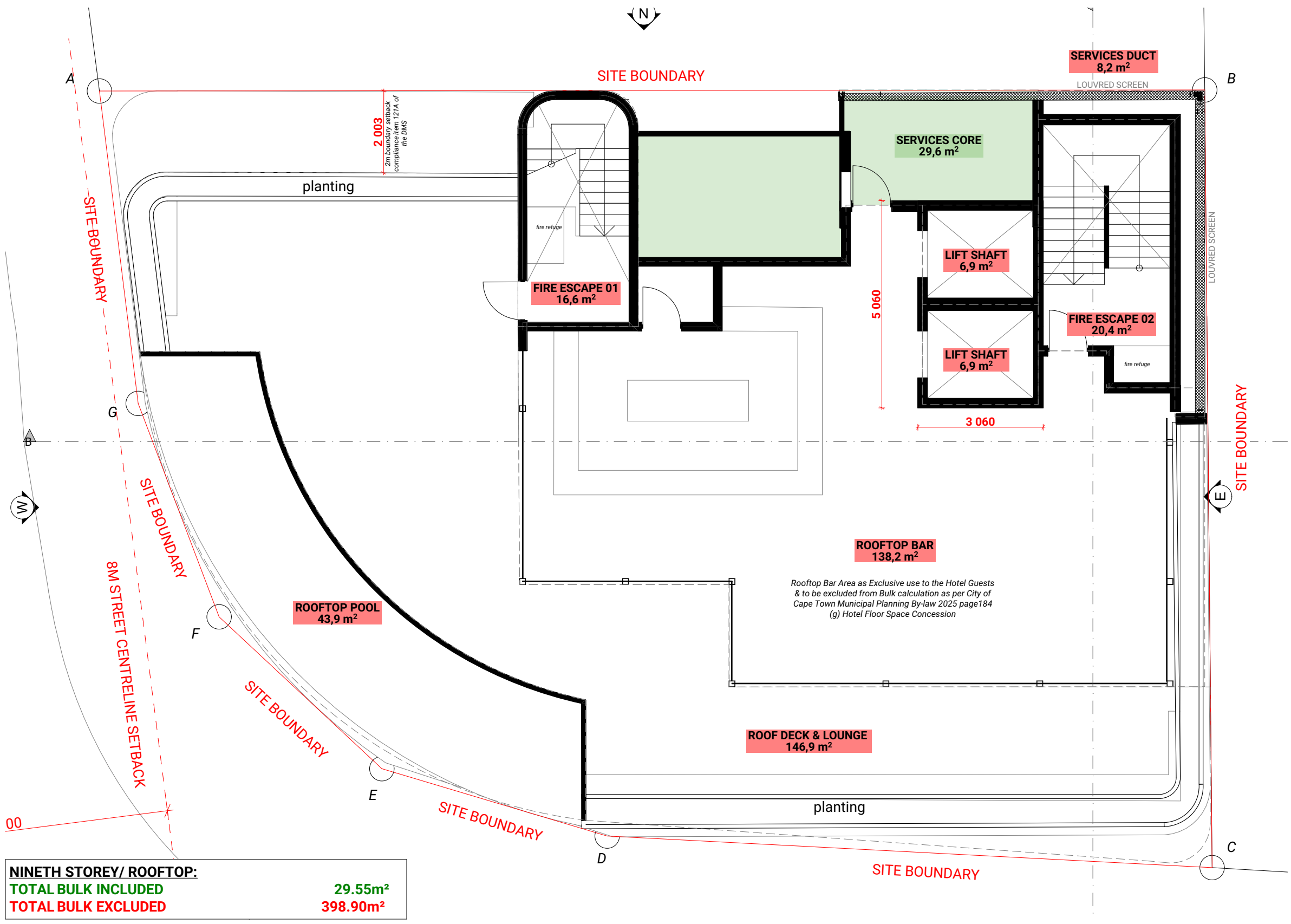
-2. Basement 2

1:100



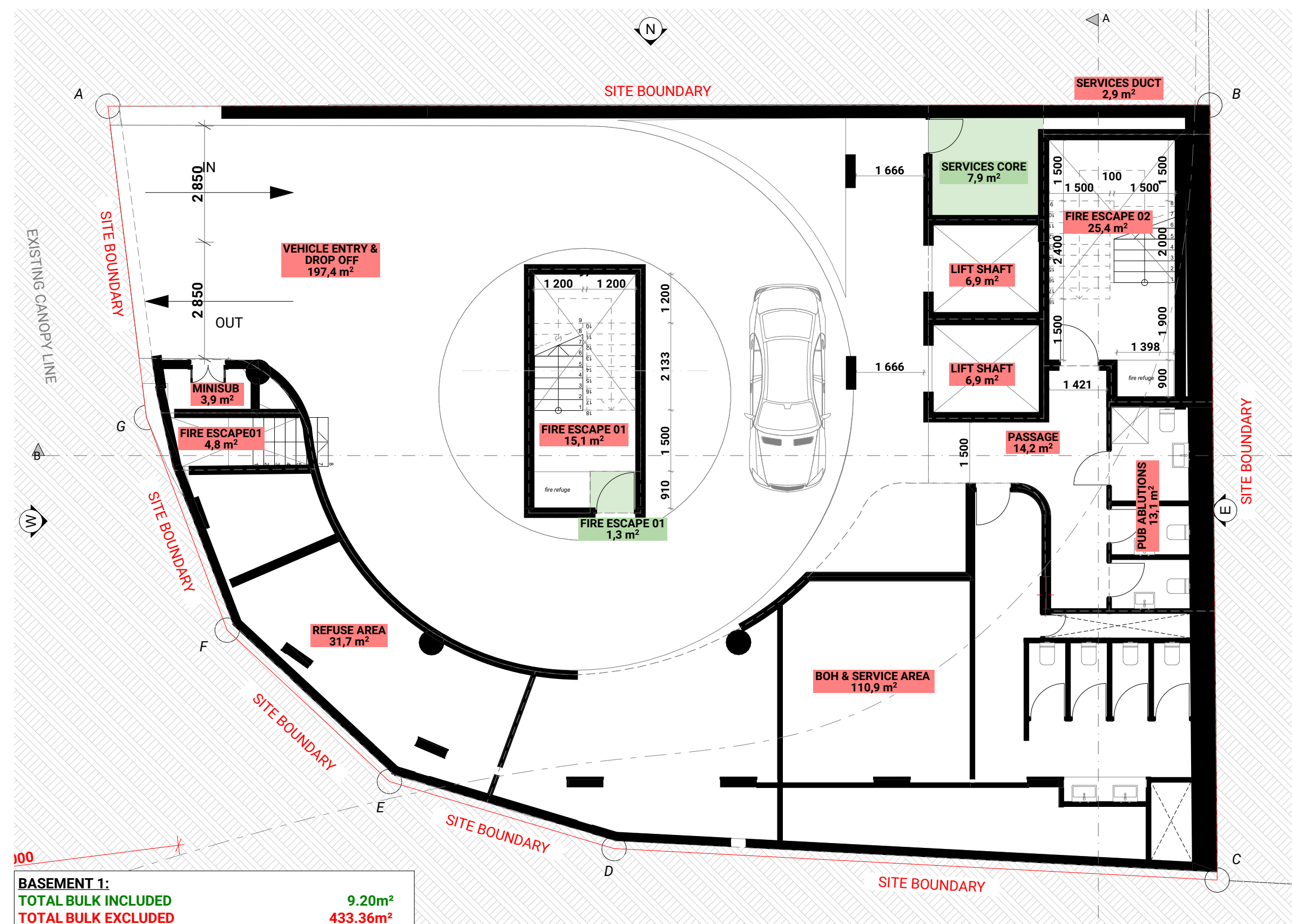
1. Second Storey

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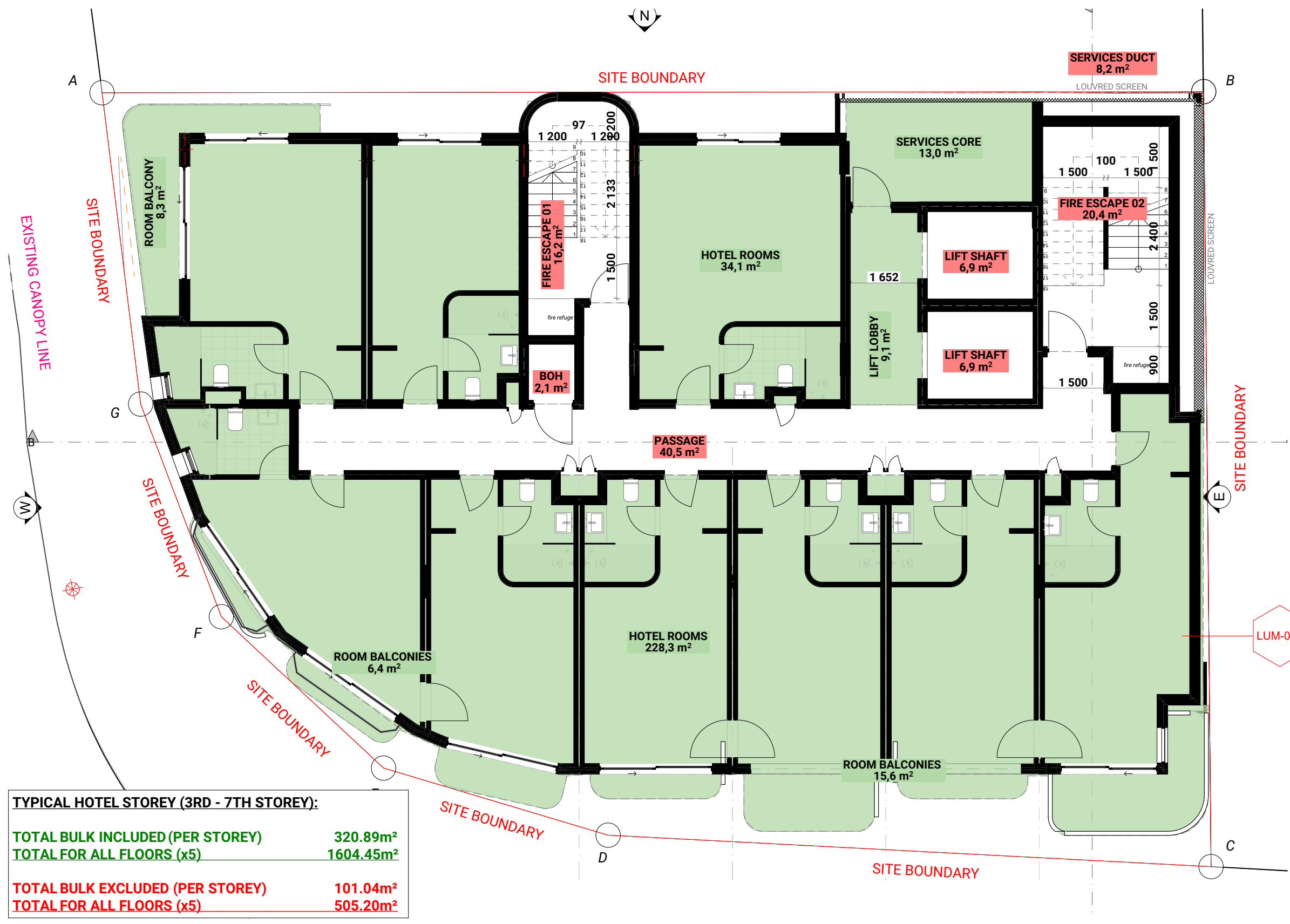
8. Ninth Storey

1:100



-1. Basement 1

1:100



3/7 TYPICAL HOTEL STOREY

1:100

BASEMENT 2 FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
Basement 2	AREA, INCL BULK	INCL. SERVICES CORE	9.20	INCL. SERVICES CORE	15.86
Basement 2	AREA, EXCL BULK	EXCL. LIFT SHAFT	13.77	INCL. BALCONY	256.61
Basement 2	AREA, EXCL BULK	EXCL. HOTEL BOH	152.36	INCL. FIRE ESCAPE 01	32.95
Basement 2	AREA, EXCL BULK	EXCL. FIRE ESCAPE 02	24.54	INCL. FIRE ESCAPE 02	37.90
Basement 2	AREA, EXCL BULK	EXCL. BOH SERVICES	225.12	INCL. HOTEL ROOMS	1835.16
Basement 2	AREA, EXCL BULK	EXCL. SERVICES DUCT	2.01	INCL. KITCHEN BOH	67.54
			431.52 m²	INCL. LIFT LOBBY	63.84
			442.72 m²	INCL. LIFT SHAFT	13.77
				INCL. LOBBY & RECEPTION	35.16

BASEMENT 1 FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
Basement 1	AREA, INCL BULK	INCL. SERVICES CORE	9.20	INCL. SERVICES CORE	133.87
Basement 1	AREA, EXCL BULK	EXCL. VEHICLE ENTRY & DROP OFF	197.44		2 635.22 m ²
Basement 1	AREA, EXCL BULK	EXCL. PASSAGE	14.20	EXCL. SERVICES DUCT	79.22
Basement 1	AREA, EXCL BULK	EXCL. MINI SUB	3.93	EXCL. BOH	169.20
Basement 1	AREA, EXCL BULK	EXCL. FIRE ESCAPE 02	13.77	EXCL. BOH SERVICES	225.12
Basement 1	AREA, EXCL BULK	EXCL. FIRE ESCAPE 01	19.93	EXCL. COVERED WALKWAY & ENTRY	44.52
Basement 1	AREA, EXCL BULK	EXCL. BOH	155.75	EXCL. DOUBLE VOLUME	49.42
Basement 1	AREA, EXCL BULK	EXCL. SERVICES DUCT	2.01	EXCL. FIRE ESCAPE 01	167.64
			431.52 m²	EXCL. FIRE ESCAPE 02	214.87
			442.56 m²	EXCL. HOTEL BOH	152.56

FIRST STOREY FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
First Storey	AREA, INCL BULK	INCL. SERVICES CORE	13.04	EXCL. MINI SUB	3.93
First Storey	AREA, INCL BULK	INCL. RESTAURANT FCH	138.57	EXCL. PASSAGE	294.68
First Storey	AREA, INCL BULK	INCL. LOBBY & RECEPTION	35.16	EXCL. ROOF DECK & LOUNGE	157.90
First Storey	AREA, INCL BULK	INCL. LIFT SHAFT	13.77	EXCL. KITCHEN BOH	138.19
First Storey	AREA, INCL BULK	INCL. KITCHEN BOH	67.54	EXCL. ROOFTOP BAR	43.94
First Storey	AREA, INCL BULK	INCL. FIRE ESCAPE 02	37.90	EXCL. ROOFTOP POOL	197.44
First Storey	AREA, INCL BULK	INCL. FIRE ESCAPE 01	30.42	EXCL. VEHICLE ENTRY & DROP OFF	197.44
First Storey	AREA, EXCL BULK	EXCL. DOUBLE VOLUME	49.42		2 076.19 m ²
First Storey	AREA, EXCL BULK	EXCL. COVERED WALKWAY & ENTRY	44.52		4711.41 m²
First Storey	AREA, EXCL BULK	EXCL. SERVICES DUCT	8.15		
			102.09 m²		
			442.48 m²		

SECOND STOREY FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
Second Storey	AREA, INCL BULK	INCL. SERVICES CORE	13.04		
Second Storey	AREA, INCL BULK	INCL. LIFT LOBBY	9.12		
Second Storey	AREA, INCL BULK	INCL. HOTEL ROOMS	261.21		
Second Storey	AREA, INCL BULK	INCL. BALCONY	36.53		
			321.89 m²		
Second Storey	AREA, EXCL BULK	EXCL. PASSAGE	37.67		
Second Storey	AREA, EXCL BULK	EXCL. LIFT SHAFT	13.75		
Second Storey	AREA, EXCL BULK	EXCL. FIRE ESCAPE 02	22.62		
Second Storey	AREA, EXCL BULK	EXCL. FIRE ESCAPE 01	19.22		
Second Storey	AREA, EXCL BULK	EXCL. BOH	0.68		
Second Storey	AREA, EXCL BULK	EXCL. SERVICES DUCT	8.15		
			102.09 m²		
			423.98 m²		

TYPICAL STOREY (3RD - 7TH STOREY) FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
Third Storey	AREA, INCL BULK	INCL. SERVICES CORE	13.04		
Third Storey	AREA, INCL BULK	INCL. LIFT LOBBY	9.12		
Third Storey	AREA, INCL BULK	INCL. HOTEL ROOMS	262.38		
Third Storey	AREA, INCL BULK	INCL. BALCONY	36.53		
			320.89 m²		
Third Storey	AREA, EXCL BULK	EXCL. PASSAGE	40.47		
Third Storey	AREA, EXCL BULK	EXCL. LIFT SHAFT	13.75		
Third Storey	AREA, EXCL BULK	EXCL. FIRE ESCAPE 02	20.57		
Third Storey	AREA, EXCL BULK	EXCL. FIRE ESCAPE 01	16.16		
Third Storey	AREA, EXCL BULK	EXCL. BOH	2.13		
Third Storey	AREA, EXCL BULK	EXCL. SERVICES DUCT	8.15		
			101.04 m²		
			421.92 m²		

EIGHTH STOREY FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
Eighth Storey	AREA, INCL BULK	INCL. SERVICES CORE	13.04		
Eighth Storey	AREA, INCL BULK	INCL. LIFT LOBBY	9.12		
Eighth Storey	AREA, INCL BULK	INCL. HOTEL ROOMS	262.31		
Eighth Storey	AREA, INCL BULK	INCL. BALCONY	36.35		
			320.82 m²		
Eighth Storey	AREA, EXCL BULK	EXCL. PASSAGE	40.47		
Eighth Storey	AREA, EXCL BULK	EXCL. LIFT SHAFT	13.75		
Eighth Storey	AREA, EXCL BULK	EXCL. FIRE ESCAPE 02	20.57		
Eighth Storey	AREA, EXCL BULK	EXCL. FIRE ESCAPE 01	16.16		
Eighth Storey	AREA, EXCL BULK	EXCL. BOH	2.13		
Eighth Storey	AREA, EXCL BULK	EXCL. SERVICES DUCT	8.15		
			101.04 m²		
			421.86 m²		

NINTH STOREY FLOOR SPACE				FLOOR SPACE SCHEDULE	
STOREY	INCL / EXCL	DESCRIPTION	AREA	DESCRIPTION	AREA
Ninth Terrace	AREA, INCL BULK	INCL. SERVICES CORE	29.55		
Ninth Terrace	AREA, EXCL BULK	EXCL. ROOFTOP POOL	43.94		
Ninth Terrace	AREA, EXCL BULK	EXCL. ROOFTOP BAR	138.19		
Ninth Terrace	AREA, EXCL BULK	EXCL. ROOF DECK & LOUNGE	157.90		
Ninth Terrace	AREA, EXCL BULK	EXCL. LIFT SHAFT	13.77		
Ninth Terrace	AREA, EXCL BULK	EXCL. FIRE ESCAPE 02	20.35		
Ninth Terrace	AREA, EXCL BULK	EXCL. FIRE ESCAPE 01	16.90		
Ninth Terrace	AREA, EXCL BULK	EXCL. SERVICES DUCT	8.15		
			398.90 m²		
			428.45 m²		



0. First Storey

1:100



7. Eighth Storey

1:100

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PROJECT
124 Regent Road
ERF 52-RE, Sea Point West.

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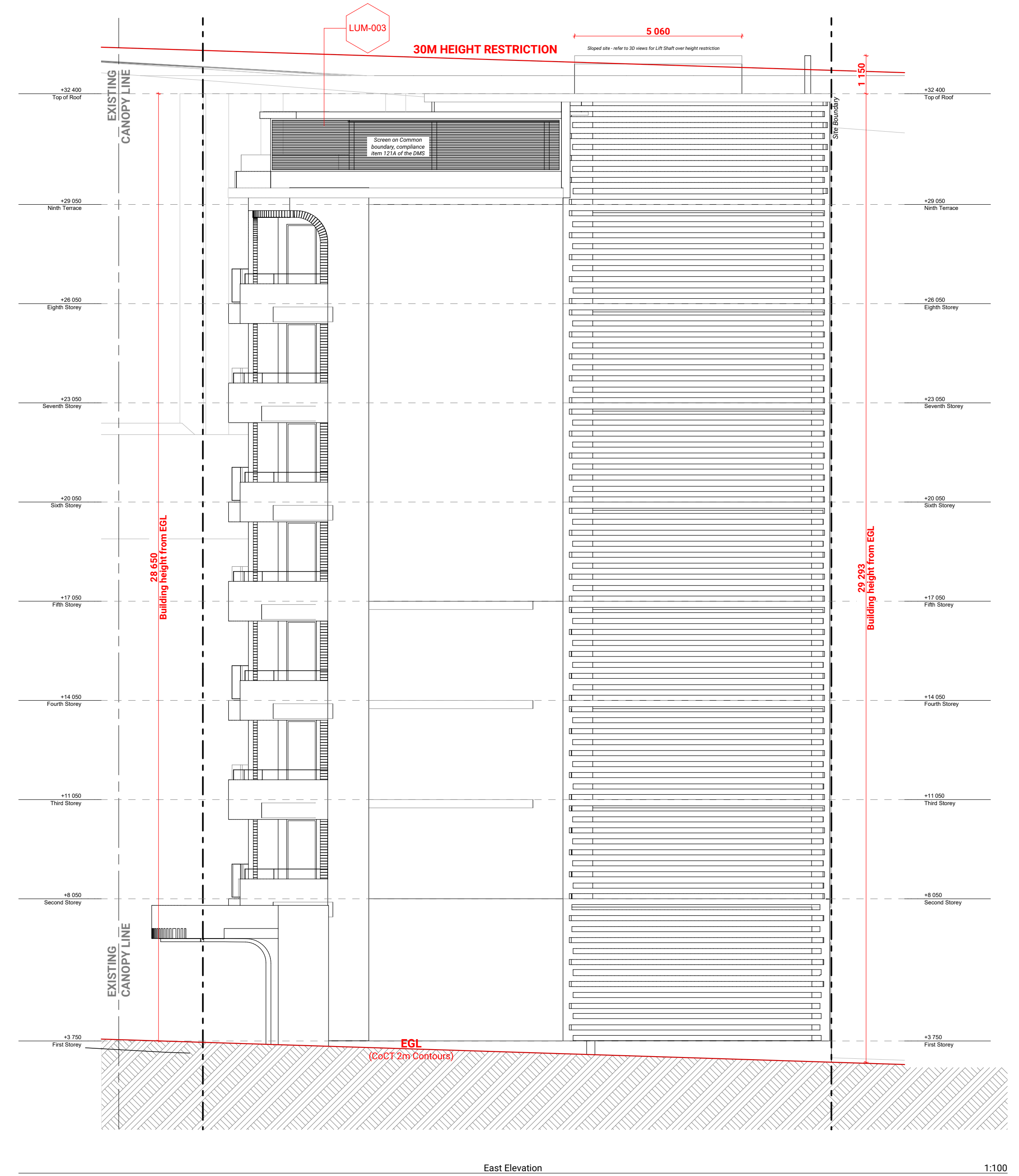
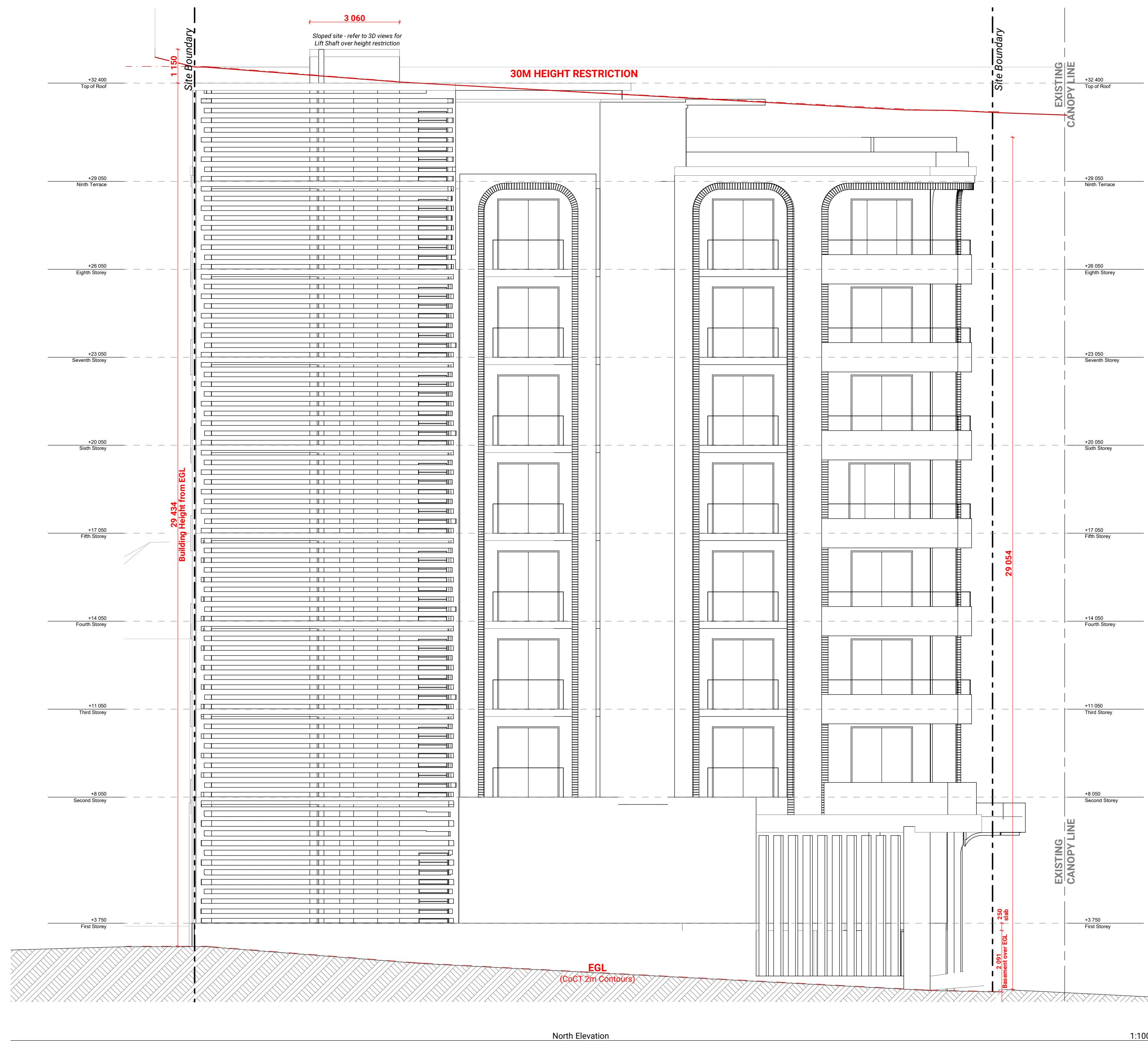
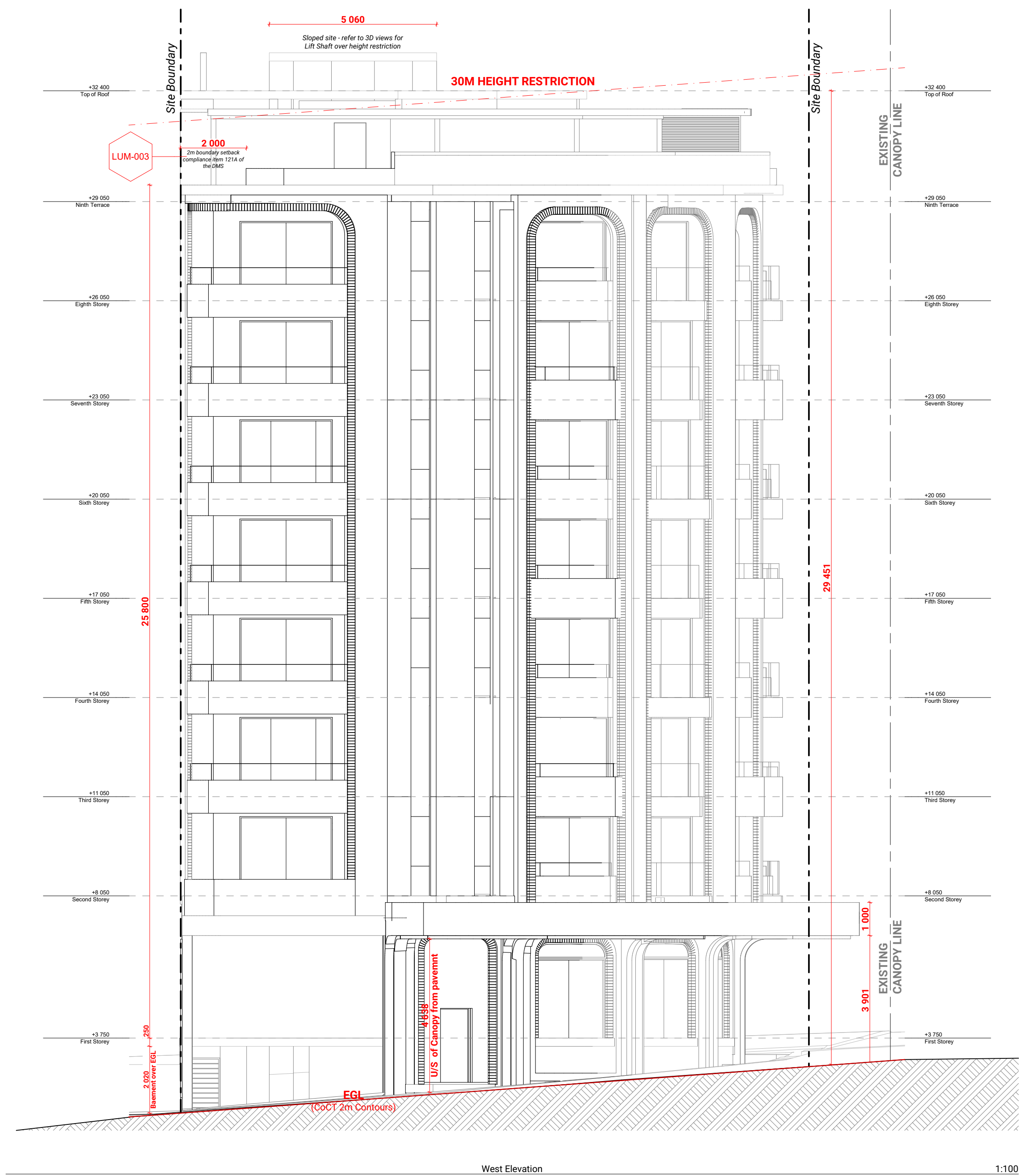
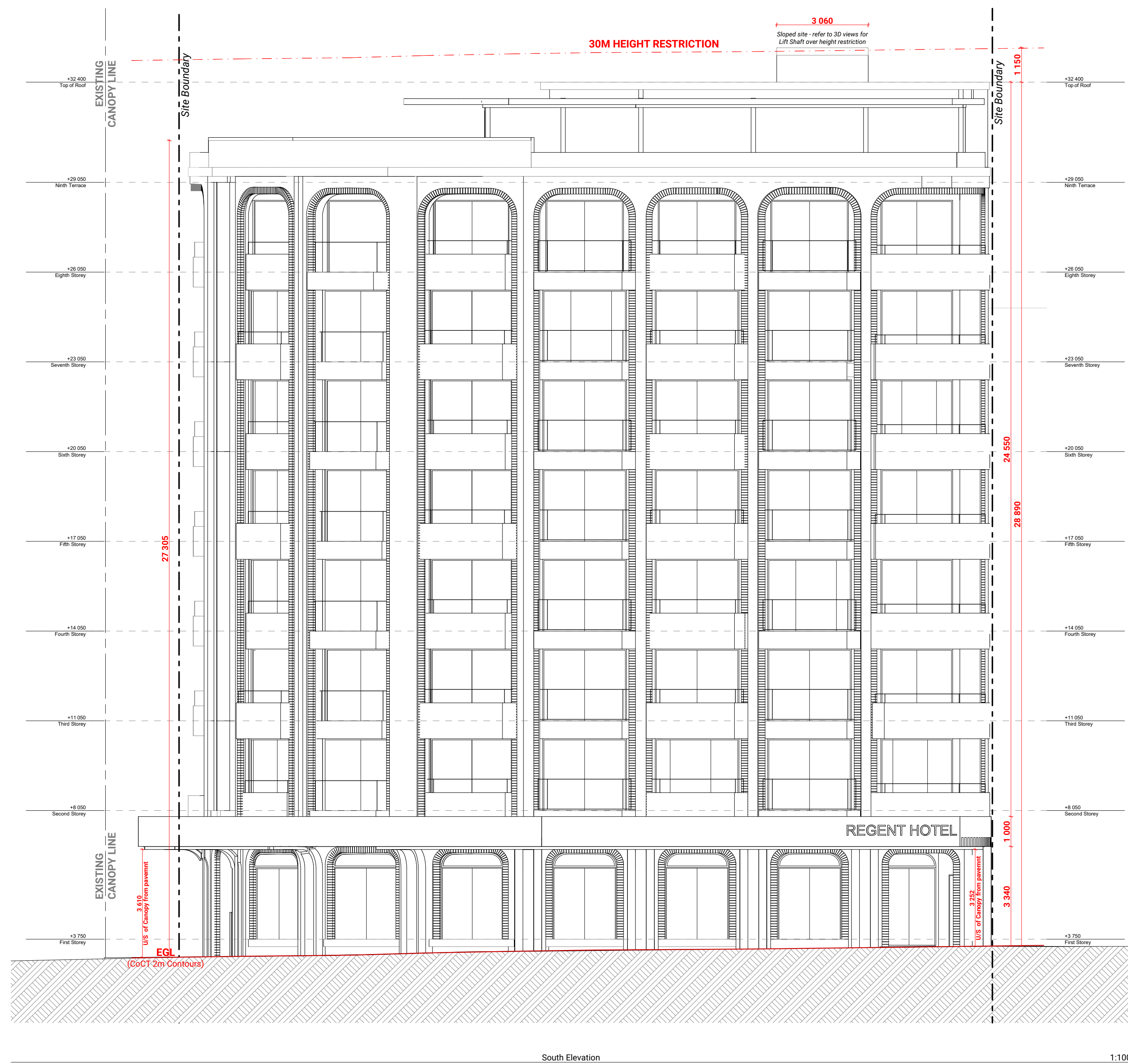
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LUMS APPLICATION

FLOOR PLANS

DRAWING No.: 25-032 COA-MPHU-ABREY - A01-102

REVISION No.: 2

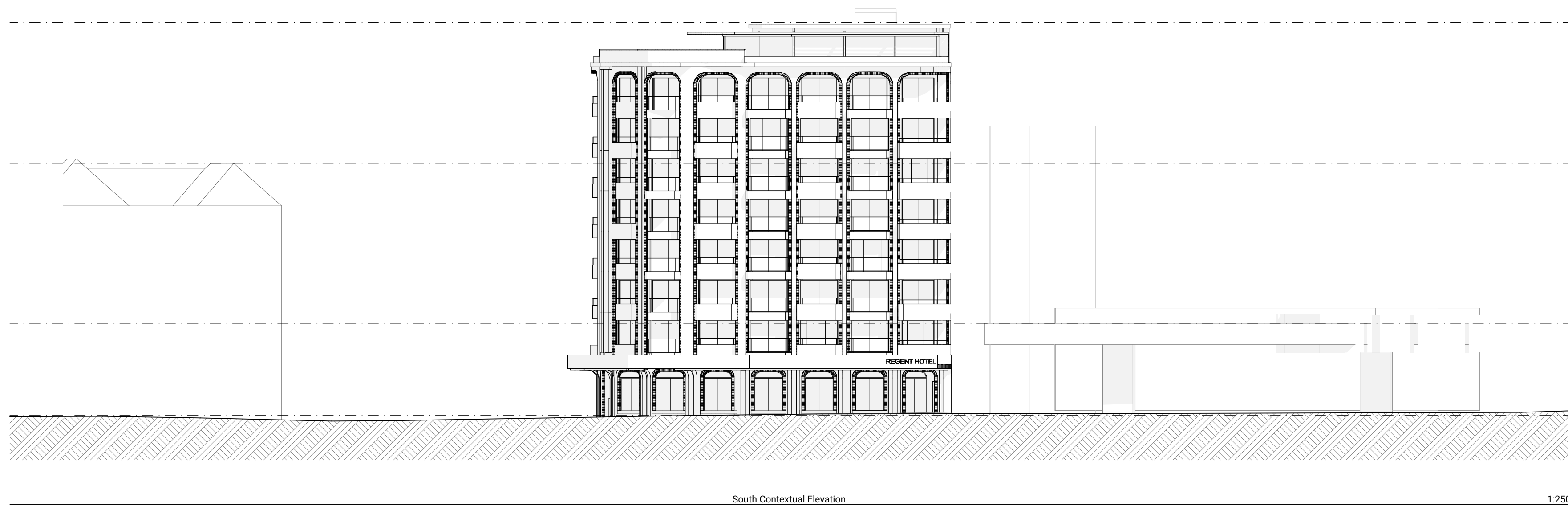


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 Craft of Architecture				
PROJECT				
124 Regent Road				
ERF 52-RE, Sea Point West.				
CLIENT				
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		A0		
TITLE			SCALE	
ERF 52-RE, Sea Point West				
LUMS Application			ISSUE DATE	
ELEVATIONS			2026/07/13	
DRAWING No.: 25 632 CA-000-01-000-01 1/24 Regent Road - North Elevation			REVISION No.: 2	
2.01 Detailed consultation: Electrical Services as per Schedule 01 1/24 Regent Road - North Elevation				

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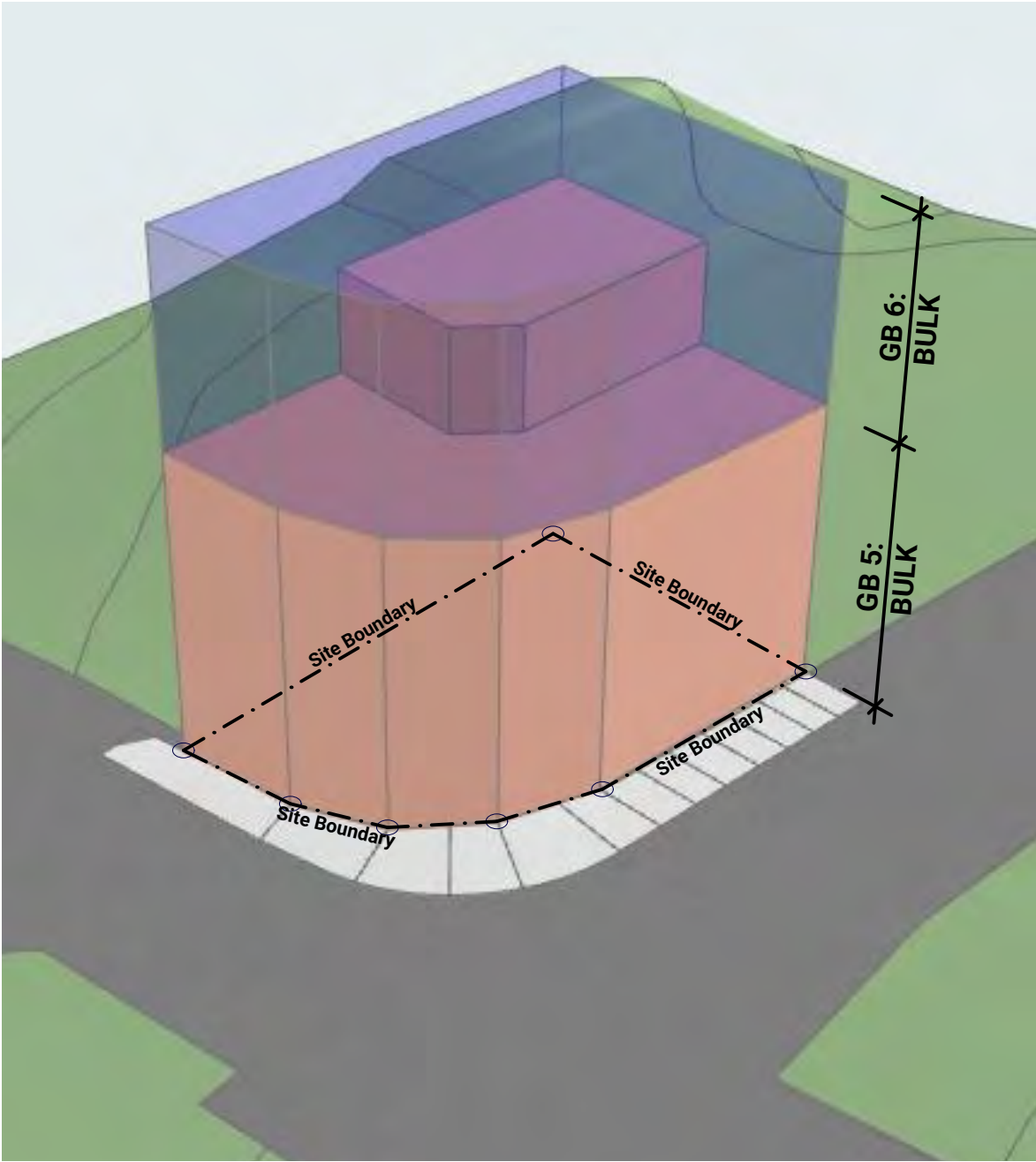
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TITLE:
ERF 52-RE, Sea Point West
LUMS APPLICATION
SECTIONS & 3Ds

CPAWING NO.: 25-032 COA-IPROJ.ABREV-AM-3.01
3.01

BMCcloud infrastructure: BMCcloud Software as a Service(21.03) 124 Reg.



SCALE BAR Massing 3D



SCALE BAR 3D Massing GB5



SCALE BAR 3D Massing GB6

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Rev. ID	Transmittal Set Name	Ch. ID	Change Name	Date
01	LUMS Application			2026/06/29
02	LUMS Application Amendments			2026/07/13

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TITLE : ERF 52-RE, Sea Point West LUMS APPLICATION Zone Massing			SCALE: ISSUE DATE : 2026/07/13
DRAWING NO. : 25-032-COA-#PROJ.ABREV-AR-4.01 4.01			REVISION No. : 02