



FAQs: Portion of Erf 1, Roggebaai, Foreshore (Woodstock Parking)

Proposed Disposal and Redevelopment of the Woodstock Parking Site, Foreshore, Cape Town

1. What is being proposed?

The City of Cape Town is proposing to release and redevelop a portion of Erf 1, Roggebaai (also known as Woodstock Parking) located within the Civic Centre precinct on the Foreshore, into a private sector led mixed-use development opportunity.

The envisaged development may include a combination of residential, commercial, retail and public realm components, subject to future planning and approval processes.

2. Why is the City considering redevelopment of the site?

The site has been identified as an underused, high-value municipal asset with significant development potential due to its strategic location within the Cape Town CBD and close proximity to major public transport infrastructure.

The City is exploring opportunities to unlock greater long-term public value from the site through investment, job creation, improved urban integration and increased economic activity.

3. Is the land currently being used?

Yes. The site is currently used as an open-air parking facility for Civic Centre staff and Council vehicles.

However, the site is not fully used to its full strategic potential, particularly given its prime location within the Foreshore precinct and close proximity to major public transport infrastructure. The facility is primarily used during weekdays and remains closed over weekends.

4. What does this mean for staff and Council parking?

The proposed redevelopment is still at an early planning stage and, if it proceeds, implementation is likely to occur only over the medium- to long-term, potentially three years or more from now. As such, there will be no immediate impact on existing staff or Council parking arrangements.

Facilities Management has indicated that any future parking requirements, including the potential replacement or accommodation of parking affected by redevelopment, should be explored as part of future planning and development agreements.

In addition, Facilities Management is currently undertaking an office accommodation and space optimisation exercise, the outcomes of which will help inform Council's future accommodation, access and operational requirements. These outcomes will also be considered as part of the project's future planning, development and land packaging processes.

Staff will be kept informed as the project progresses.

5. Has the site already been sold?

No. At this stage, Council approved the start of a public participation process. No disposal or development approval has taken place. This is the first step in the process to allow for the proposed disposal and redevelopment of the site and will be followed by legislated public participation processes as well as the undertaking of extensive technical studies to inform the future development potential of the site.

6. Why is this site considered suitable for redevelopment?

The site is strategically located within the Foreshore precinct and is:

- Next to the Civic Centre;
- Close to Cape Town Station and the public transport interchange;
- Accessible via the MyCiTi network, taxi routes and national highways;
- Located within an area identified for mixed-use intensification and regeneration.

Its location makes it well suited for transit-oriented development.

7. What type of development is being considered?

The proposal is for a high-density, mixed-use development that may include:

- Residential opportunities;
- Commercial and office space;
- Retail and active ground-floor uses;
- Public spaces and pedestrian improvements; and
- Potential affordable housing components.

The final development scope and land use rights will be subject to further technical studies, planning processes and statutory approvals.

8. Will traffic and infrastructure impacts be assessed?

Yes.

Any future development proposal will be subject to detailed technical assessments, including:

- Traffic and transport studies;
- Engineering and infrastructure assessments;
- Environmental investigations;
- Wind and urban design studies;
- Market and socio-economic analysis.

9. What are the expected benefits of the project?

Potential benefits include:

- Increased investment in the CBD;
- Job creation during construction and operation;
- Improved use of well-located public land;
- Increased municipal revenue through rates and investment;
- Improved public spaces and pedestrian connections;
- Support for urban regeneration and economic growth.

10. What approvals are still required?

The project remains subject to multiple future processes and approvals, including:

- Consideration of all public comments received;
- Land use and rezoning approvals;
- Environmental and heritage compliance;
- Technical and engineering assessments;
- Final transaction and development approvals.

11. When will development start?

No development timeline has been confirmed.

The project is currently at an early stage, with public participation to start 26 June 2026 to 27 July 2026.

12. Next Steps

The public will have an opportunity to submit comments on the proposal during the period 26 June 2026 to 27 July 2026. Information regarding the public participation process and future project updates will be communicated through the City's official communication platforms and public notices should Council approve the process to proceed.

Further information can be obtained from the Property Development Webpage (insert link)

Or Emails can be directed to development.woodstock@capetown.gov.za