



## Case Study

### V&A Waterfront

The V&A Waterfront is one of Africa's most visited destinations and attracts over 24 million people every year. This 123-hectare mixed-use development, which caters to both local and international visitors, has everything on offer from residential to commercial property, which includes hotels, retail districts, and extensive dining, leisure and entertainment facilities. With over 600 000m<sup>2</sup> in GLA, the property is home to more than 800 tenants, including over 80 eateries. Operating as a small city, one of many key services offered by the precinct to its tenants is waste management.

### Challenge

The increasing cost of landfill, a looming provincial organic waste ban to landfill in 2027 and the retention of its multiple Green Star Ratings throughout the precinct, required the V&A Waterfront to implement a proactive approach to reducing its overall waste footprint. In 2019, the V&A Waterfront collected a total of 6 513 tonnes of waste from over 385 collection points and common area bins across the precinct. Of the total waste generated by the precinct and its tenants, 336 tonnes was organic waste (food and garden waste). The cost of disposing the total waste to landfill for this year would have reached an estimated R3,3 million in landfill gate fees alone, and the overhead cost (transport and gate fees) for the organic component would have exceeded R 270 000 (such disposal of organics to landfill will be restricted by 2027).



2020

# Diverting Organic Waste from Landfill in Shopping Centres

V&A Waterfront  
Cape Town

Through significant investment in infrastructure, an innovative approach to tenant agreements and tariffs, and a long-term vision, the V&A Waterfront has diverted over 11 000 tonnes of waste from landfill over the past 5 years, reducing associated waste disposal costs by as much as 36%.

### Solution

In 2011, the V&A Waterfront implemented its Environmental Management Programme to improve efficiencies and reduce costs (including costs passed on to tenants). Included in this programme is a policy on Sustainable Resource Management, and more specifically, a policy around waste management with the focus to divert waste from landfill.

As organic waste constitutes the bulk of the waste to landfill (close to 70% from the last waste characterisation report) and has the greatest impact on both the quality of dry recyclables and climate change, organics was identified as a key focus.

## Initiatives

- **Source separation:** Tenants issued with waste bins for each waste stream, including glass, cardboard, food waste, mixed recyclables and landfill waste.
- A **waste tariff structure** for tenants introduced to incentivise separation at source, especially organic waste.
- Tenant **education** programme
- **Green lease:** Incorporating several green principles, including a commitment to recycling and separation of waste at source.
- Using **data analytics:** An “eco-intelligence dashboard” provides the V&A Waterfront with on-demand, real-time carbon, water, energy and waste data.
- On-site **recovery**
- On-site **waste management**
- **Recycling** rebates



## Business benefits

<b>Waste diverted</b>	<b>2 000 tonnes per annum</b>
<b>Organic waste diverted</b>	<b>336 tonnes per annum</b>
<b>GHG emissions savings</b>	<b>4 147 tonnes per annum</b>
<b>Direct jobs</b>	<b>86 permanent posts per day</b>
<b>Green investment</b>	<b>R 17 million</b>

## Lessons learned and future plans

The long-term goal for the V&A Waterfront is zero waste to landfill by 2023. To achieve this, the V&A Waterfront intends intensify separation-at-source to improve organic waste recovery and diversion; and to establish an on-site waste-to-energy plant to shift non-recyclable waste from landfill whilst generating electricity for the precinct.

## Need help exploring waste diversion options for your business?

Visit GreenCape’s website [www.greencape.co.za](http://www.greencape.co.za)



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