



**BUFFER ZONE MONITORING REPORT:
SHONGWENI WASTE MANAGEMENT FACILITY**

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1. INTRODUCTION

The EnviroServ Shongweni waste management facility is situated at 1 Shongweni Dam Road, Shongweni which is located within the administrative area of the Outer West Local Council of the eThekweni Municipality. This landfill property is formally described as Portion 36 (& 37) of the Farm Kirkfalls No. 14227.

The Shongweni landfill site is situated approximately 1,4 km north-east of the Shongweni Dam and approximately 1 km south of Denny Mushroom. The site is located approximately 34 km west of the Durban CBD and approximately 44 km south-east of Pietermaritzburg. The Shongweni landfill site was developed and operated in terms of Section 20 of the Environment Conservation Act, 1989 (Act 73 of 1989), subject to conditions specified in the issued permit. Subsequently, its operations were approved in terms of the National Environmental Management: Waste Act.

The Shongweni landfill site (SLS), is a class H: h waste disposal site that is operated in terms of a Waste Management Licence (12/9/11/L1200/4). Valley 1, which has reached capacity, has been closed and rehabilitated. EnviroServ is currently land-filling at Valley 2 of the Shongweni site since early 2012. Valley 2 is required to meet the demand for landfill space for hazardous waste and thus facilitate continued waste disposal at the Shongweni facility.

2. PURPOSE OF THE REPORT

This document is a progress report regarding the ongoing investigation of land development applications (rezoning, special consent, removal of restrictions, EIA's) adjacent to and surrounding the area of the EnviroServ Shongweni landfill site as part of the landfill site buffer management program.

The investigation of development applications surrounding or within proximity to the landfill site enables the landfill operator to record land use activities undertaken within the vicinity of the landfill, thus ensuring that reasonable measures to prevent and/or manage potential odours, air pollution, ecological degradation, and other environmental related issues are implemented as stipulated in the permit.

In terms of the permit and the legislation, it is the permit holder's responsibility to ensure that operations within the site are in accordance with the conditions as stipulated in the permit.

Monitoring the land uses surrounding the landfill site enables EnviroServ to identify any potential development that may have not considered the landfill site to consider the site in its planning and operations, lest it be claimed that EnviroServ is responsible for any environmental or health impacts or general nuisance such as odours.

It is imperative that the monitoring is done daily and reported monthly, as it is general practice for development applications to have a 14-30-day public notice period that allows for objections and comment from anyone that is impacted by the landfill site. As the landfill site may impact on potential developments, EnviroServ registers as an I and AP, and informs the developers of the landfill site as a pre-existing land use that the developer must consider.

3. STRUCTURE OF THE REPORT

This report is structured as follows:

- **Section 1:** Introduces the EnviroServ landfill site
- **Section 2:** States the purpose of the report and the aim of the investigation.
- **Section 3:** Provides an insight into the manner in which the report is structured.
- **Section 4:** Presents an overview of applicable legislation.
- **Section 5:** Presents information relating to the Municipal Development Plans.
- **Section 6:** Presents the findings of the investigation.
- **Section 7:** Provides an overview of the emerging land use trends
- **Section 8:** Contains the conclusion and recommendations.

4. OVERVIEW OF APPLICABLE LEGISLATION

The Shongweni landfill site (described as Portion 36 & 37 of the Farm Kirkfalls No. 14227 in Shongweni, respectively) falls under the administrative area of the Outer West Local entity of the eThekweni Metropolitan Municipality.

There are several legislations that are applicable when proposing land development in the jurisdiction of the eThekweni Municipality. These include, inter alia:

- i. The eThekweni IDP (2020/2021) and Spatial Development Framework (2020/2021)
- ii. The Consolidated Outer West Town Planning Scheme (Reviewed 2019/2020)
- iii. Shongweni Local Area Plan (2010).

- iv. The Town Planning Ordinance, 1949 (No. 27 of 1949)
- v. National Environmental Management Act (Act 107 of 1998)
- vi. National Environmental Management: Waste Act (2008)
- vii. The Environmental Impact Assessment Regulations, in terms of NEMA, 2014
- viii. The KZN Planning and Development Act, 2008 (No. 6 of 2008)
- ix. The Spatial Planning & Land Use Management Act (16 of 2013)
- x. The eThekweni Integrated Waste Management Plan Draft (2016-2021)

5. MUNICIPAL DEVELOPMENT PLANS

5.1 eThekweni Municipality: Outer West Spatial Development Plan (Review (2017/2018 – 2021/2022))

According to the SDF, “Shongweni is located to the east of the Outer West area within the jurisdiction of the eThekweni Metropolitan Municipality. The Outer West planning region is approximately 78 438ha in extent, representing 34% of the municipal region. A large part (50%) of the Outer West region comprises traditional areas. A major portion of the metropolitan open space system (50%) which requires protection is found within this region. The role of this region is as follows: • it is an Environmental Management Priority Area • provides opportunity for strategic Industrial Expansion and hence employment opportunities • has potential for tourism related opportunities.

Waste Disposal

The Outer West area has been identified as an environmental services priority area; it is acknowledged that there is a need for the locating of a solid waste landfill within the area for the long-term disposal of solid waste. The communities in the area are unlikely to support such a move, but strategically, it is not environmentally or economically sustainable to move solid waste from the west to areas either north or south of Durban.

“Shongweni is one of the preferred sites for the long-term disposal of solid waste, however until such time as a final decision is made; a buffer preventing settlement within the vicinity of the site is suggested”.

The monitoring undertaken by EnviroServ is consistent with maintaining this buffer required by the municipality.

Planning Rationale

The land between the M13 and the N3 offers potential opportunity to be developed as a regional node supporting a range of activities such as mixed-use commercial, light and service industry, and office/business parks in the long term. Over R2 billion in private sector investment has already been injected into the Westown mega-development in Shongweni, located on the N3 between Durban and Pietermaritzburg, with most of this capital going into a new R1.4 billion retail and lifestyle district called Westown Square, according to Carlos Correia, CEO of Fundamentum Property Group, the developer leading the R15 billion Westown project.

Westown Square is the 48 000m² 'retail core' of the broader development, incorporating 'high street' shopping, major retailers like Checkers, Pick n Pay, Mr Price, Edgars and a variety of restaurants. It is the anchor first phase of the biggest property project of its kind in KZN since the Umhlanga Ridge New Town Centre (around Old Mutual's Gateway Theatre of Shopping) first began development in the early 2000s.

Cyril Xaba, eThekweni's Mayor, said Westown Square is a major catalytic development for the metro in the Shongweni area, west of the city.

"This landmark destination, which opened to the public on 27 March 2025, is set to redefine retail, dining, and entertainment experiences in the region, further positioning Durban as a premier tourism hub. The project will catalyse development along the N3 from Durban to Pietermaritzburg. It is our Midrand equivalent,"

There is residential infill opportunity in Assagay, Alverstone, and Salem.

5.2 Shongweni Local Area Plan (LAP), 2010

"The Local Area Plan (LAP) was created for Shongweni and surrounding areas. This process has been motivated by the development pressures in the Outer West. The Spatial Development Plan identified a sub-metropolitan node at Shongweni; rural nodes at Farm Salem, Bux Farm, and Cliffdale; tourism corridor development in Botha's Hill, middle-income residential development in Cato Ridge and Hammarsdale/ Mpumalanga areas.

The Shongweni LAP will guide development within the project area and further integrate existing or planned initiatives both within and outside of the study area.

The Shongweni LAP (Local Area Plan) is characterized by the three district settlement types which are formal, informal, and small holdings. There is a high concentration of primary development around the N3 and M13 movement system with residential densities between 5 and 40 dwelling units per hectare. The proposed expansion of the residential population within the Shongweni Local Area Plan is estimated to be 20 000 dwelling units, which is 95% of the total desired residential growth within the outer west.

The green corridor along the N3 system is surrounded by urban informal and peri-urban settlement which is characteristic of the settlement types in the Shongweni LAP.

The objectives of the LAP include inter alia;

- To provide guidelines for the development and management of the area.
- To provide priority infrastructure development.
- To identify and develop a scheme that will enhance and protect the local physical and human environment.
- To identify and coordinate how economic investment opportunities may be created in the area, for both the public and private sector and how linkages to these opportunities may be created for socio-economically disadvantaged people of the Shongweni and surrounding areas.
- To create a coherent environment, which will maximize the potential of the area.
- To enforce and further make provision for the community's social, economic, and environmental needs.
- To investigate the impact of surrounding development on service capability.
- To provide guidance on the implications of the existing and proposed commercial/business nodes from a market point of view". (Shongweni Local Area Plan, 6 May 2010).

Figure 1: Shongweni Waste Management Facility in relation to the envisaged pattern of growth and development by the municipality

SHONGWENI LANDFILL SITE: SHONGWENI LAP 2010

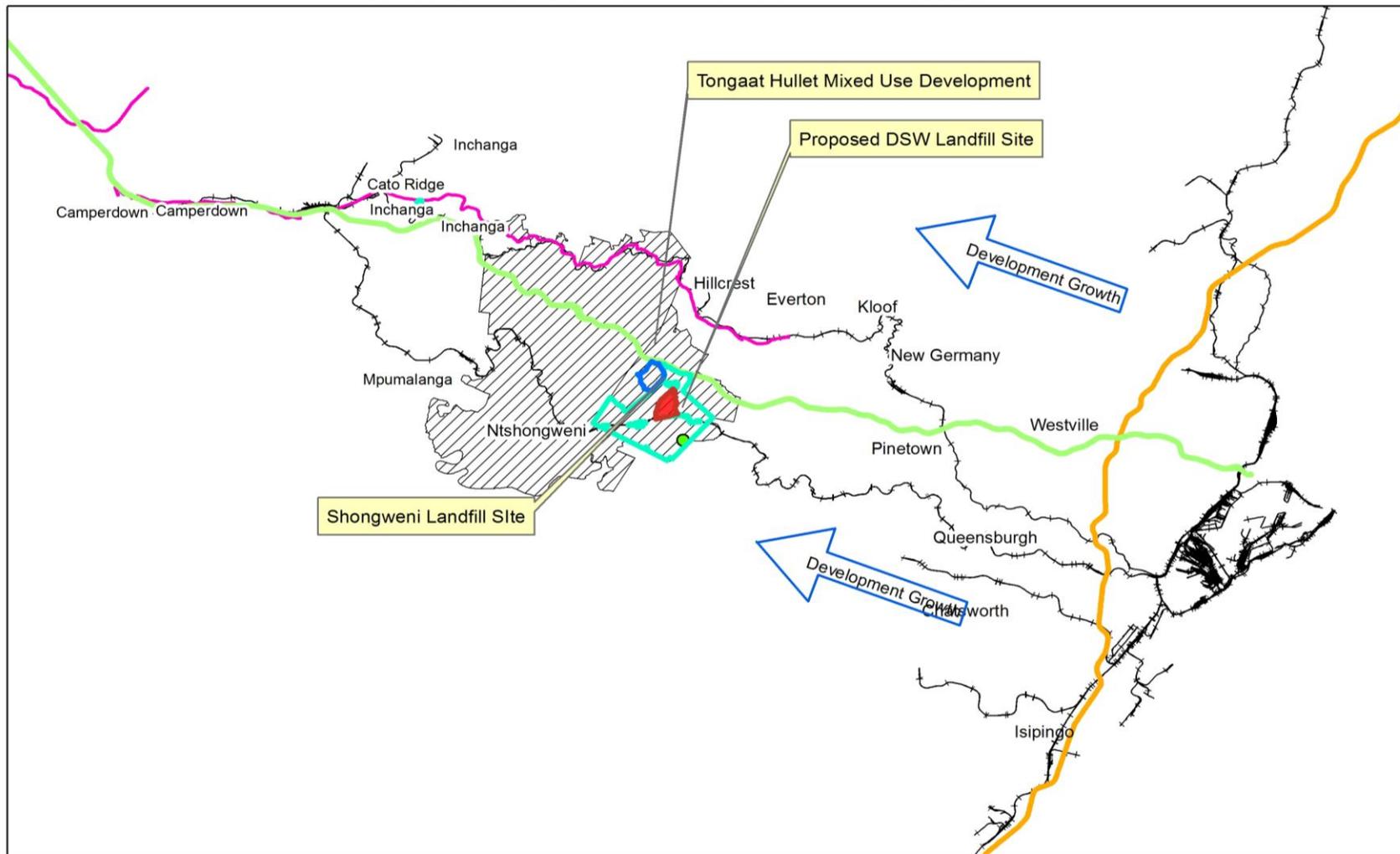
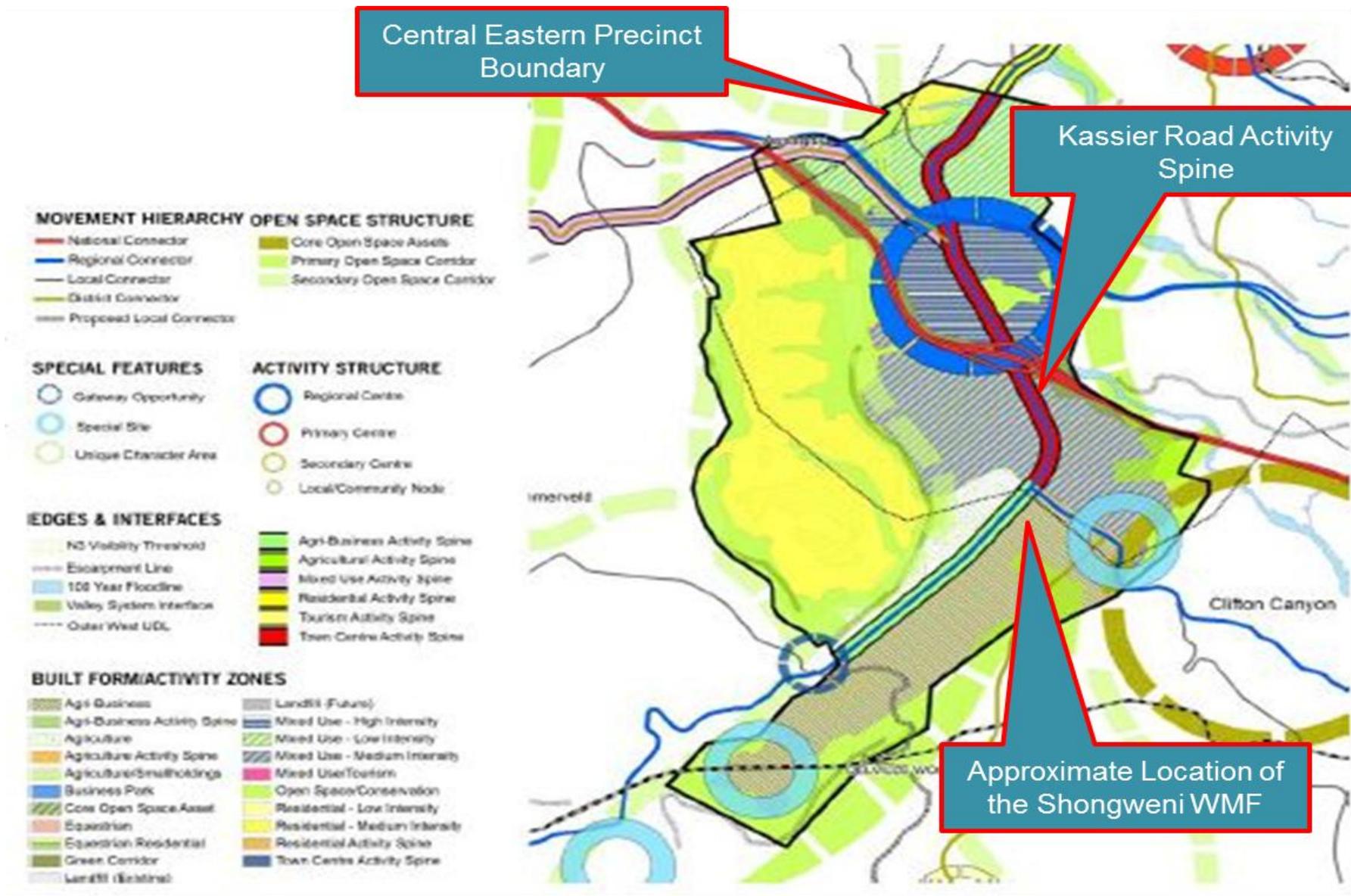


Figure 2: Proposed Development Structure in terms of the Shongweni Local Area Plan



5.3. eThekwini Municipality Integrated Waste Management Plan 2016-2021 (Draft)

An Integrated Waste Management Plan is defined as a managing tool governed by the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) and all government spheres, responsible for waste management. This is stipulated as a requirement of The Waste Act (Act No. 59 of 2008), hereinafter referred to as the “Waste Act”, the National Waste Management Strategy and the Integrated Development Plan Process, that all municipalities are obliged to compile an Integrated Waste Management Plan (IWMP).

According to the Waste Act, it specifically requires IWMPs to:

- Set out priorities and objectives for waste management
- Establish targets for the collection, minimisation, re-use, and recycling of waste
- Set out the approach to planning any new facilities for disposal and decommissioning existing waste disposal facilities
- Indicate the financial resources required for the IWMP
- Describe the implementation mechanisms for the IWMP

The formulation of the Integrated Waste Management Plan (IWMP) has identified Gaps and Prioritisation of Needs which has been summarised into seven aspects of Waste Management affecting the collection, handling, and disposal of waste generated in the eThekwini Metropolitan area, namely:

1. Waste Generation and Waste Collection;
2. Recycling and Re-use;
3. Waste Treatment and Disposal;
4. Maintenance and Improvement of Waste Management Facilities;
5. Public Awareness and Education;
6. Management Systems, Human Resources, and Finance;
7. The legislation, Compliance, Monitoring, and Enforcement.

The draft IWMP identifies the EnviroServ Shongweni Landfill site as a hazardous and general waste disposal facility currently in use. In terms of the waste treatment disposal, the IWMP indicates that the development of the DSW Shongweni Landfill site needs to be accelerated, of which specific funding is required for. The draft IWMP refers to “preferred options” of waste disposal facilities as part and parcel of future landfill planning. Accordingly, the plan notes that the planning of future new landfill sites needs to commence shortly to reserve suitable areas within Town Planning Schemes, particularly, important in the area west of Hillcrest and Shongweni. Subsequently, it has been envisaged that there is a future planned gateway type commercial and residential development anticipated in the west.

6. SUMMARY OF FINDINGS

For the period of January 2026, the investigation undertaken recorded six (6) development applications within the monitored area of the Shongweni Waste Management Facility.

The following development applications were recorded:

- Three (3) Rezoning Applications
- One (1) Removal of Restrictions Application
- One (1) Removal of Restrictions and Rezoning Application
- One (1) Relaxation of Building Lines and Rezoning Application

Table 1: Rezoning Applications

No.	Property Description	Proposal	Area (m ²)
1.	Portion 4 of Erf 1330 Westville	Rezoning from "Special" to "Worship".	1 834 m ²
2.	Portion 11 of (9) of Erf 2982 Pinetown	Rezoning from "General Residential 1" to "Fuelling and Service Station".	1 336 m ²
3.	Erf 288 Klaarwater	Rezoning from "Residential" to "Public Housing 2".	

Table 2: Removal of Restrictions Application

No.	Property Description	Proposal	Area (m ²)
4.	Portion 1 of Erf 1250 Kloof	Removal of restrictions application.	1 174 m ²

Table 3: Removal of Restrictions and Rezoning Application

No.	Property Description	Proposal	Area (m ²)
5.	Portion 1 of Erf 2102 Fredriet	Removal of restrictions and rezoning application	951 m ²

Table 4: Relaxation of Building Lines and Rezoning Application

No.	Property Description	Proposal	Area (m ²)
6.	Portion 27 of Erf 6810 Pinetown	Relaxation of building lines and rezoning from "Transition Zone" to "Offices" for parking bays.	2 635 m ²

7. SUMMARY OF LAND USE TRENDS

The land use change recorded in the month of January 2026 was for a school and a health and beauty clinic. The development application site was located North of the Shongweni Waste Management Facility.

The recorded land uses are summarised below:

No.	Type of Application	Category of Land Use	Typical location of the application site
1.	Rezoning Applications	No land use stipulated	East and South-East
2.	Removal of Restrictions Application	No land use stipulated	East
3.	Removal of Restrictions and Rezoning Application	No land use stipulated	North-West
4.	Relaxation of Building Lines and Rezoning Application	Parking bay	East

8. CONCLUSION AND RECOMMENDATIONS

The assessment for the month of January 2026 recorded six (6) development applications within the monitored area of the Shongweni Waste Management. All the development application site were located at a reasonable distance away from the landfill site.

The following entails the progress to date in relation to the planned developments that are underway:

- Durban Solid Waste (DSW) were given the green light to establish a new landfill site in Shongweni. More than 550 hectares have been set aside in “Proposed Portion (A) of the Farm Kirkfall “for the DSW. In addition, it has been reported that the proposed Ntshongweni Urban mixed-use development may be affected by the proposed landfill site. It is also reported that there have been continuous complaints by the residents regarding the Durban Solid Waste (DSW) landfill site.
- The proposed Westown Ntshongweni development is being led by Fundamentum Property Group with the first phase of the development of the retail hub of Westown Square having been opened on 27 March 2025.
- PADP, is part of the I&AP for the proposed Environmental Impact Assessment (EIA) for the Molweni Adventures Zipline project and pop-up Tourism Camp and has received the environmental reports.
- The latest eThekwini Draft Municipal Spatial Development Framework 2020/2021 reports that the Shongweni area is one of the areas that have been identified as part of the ‘prime investment corridor’. The Prime Investment Corridor includes already developed brownfields for maintenance, infill,

intensification and redevelopment, as well as greenfields opportunities for intensive investment. This substantiates the increase in development applications.

- Pravin Amar Development Planners (PADP) will closely monitor the proposed development as an emerging development within the Shongweni area. PADP will continue to monitor the emerging developments and the relevant municipal development plans to ensure compliance and will assess any possible impacts on the operations of the landfill site and vice versa.

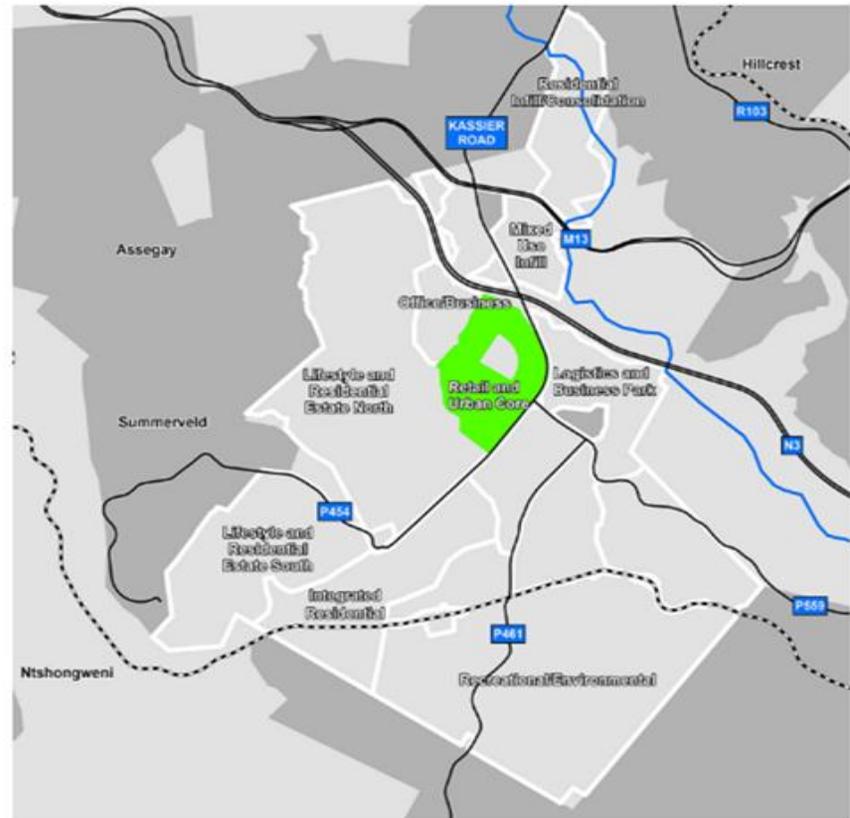
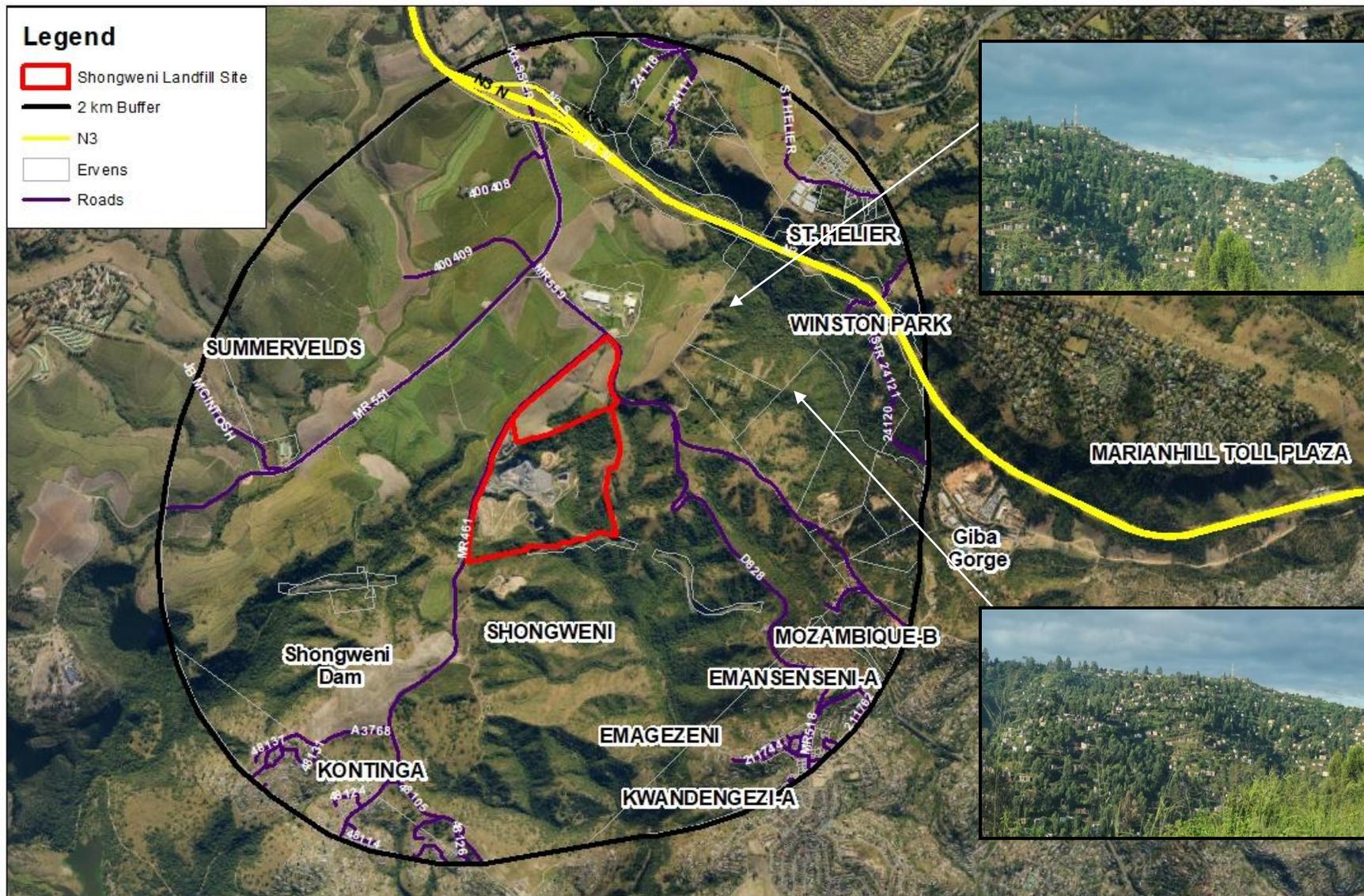


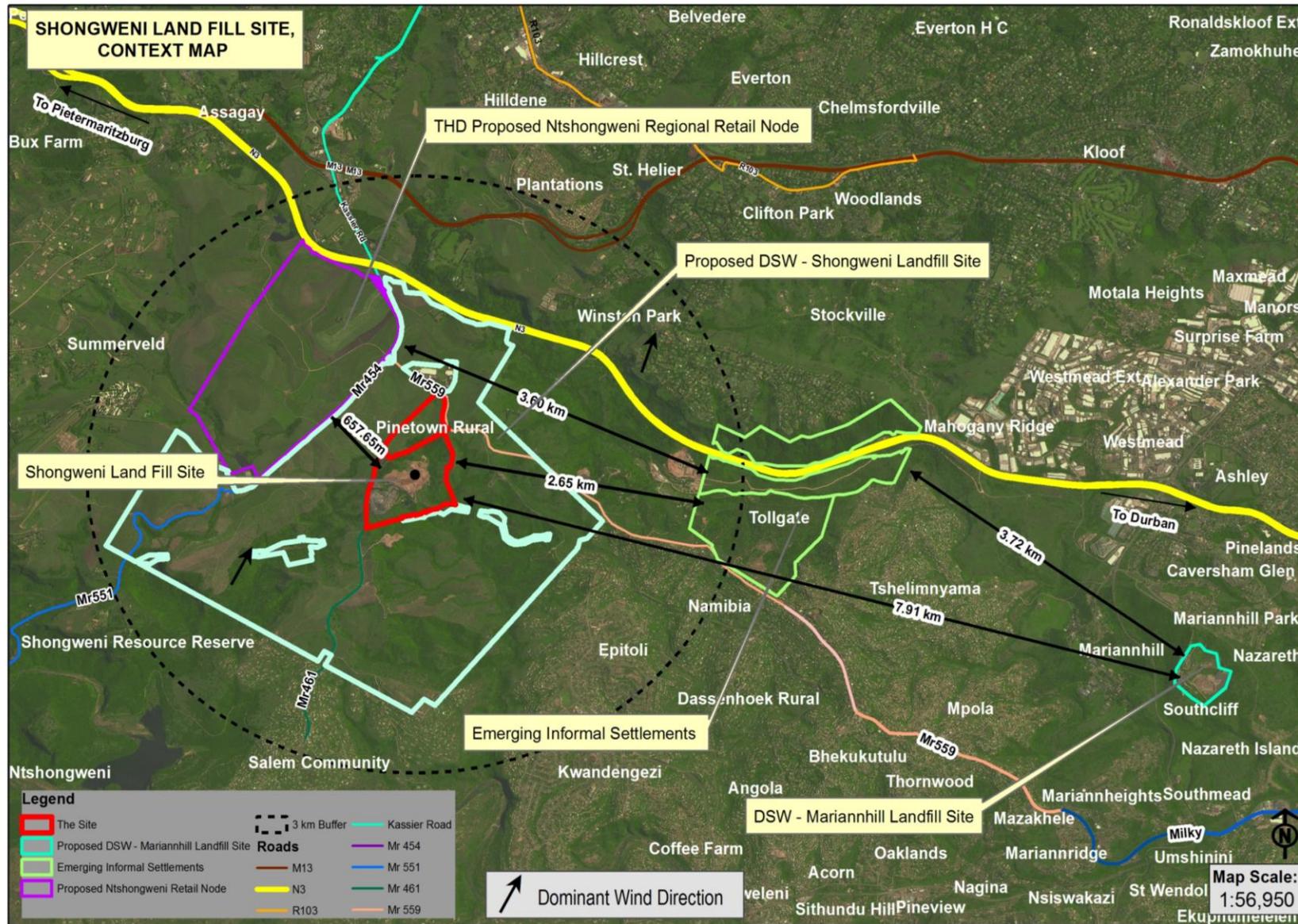
Figure 3: Ntshongweni Urban Development

Appendix 1: Context Map indicating the Growing informal settlements in Milky Way, 500m away from the Shongweni landfill site

SHONGWENI CADASTRAL MAP (2 KM BUFFER)

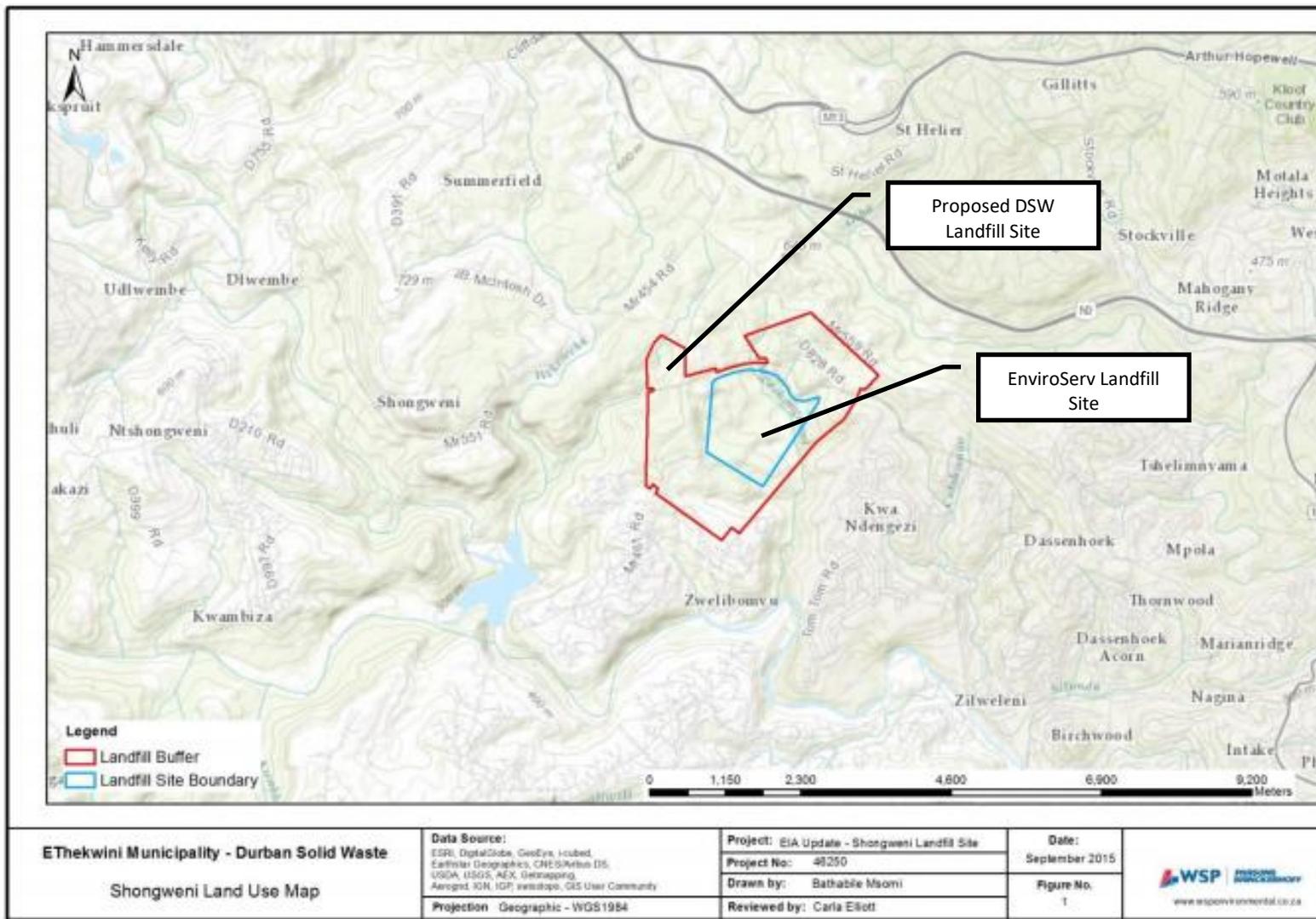


Appendix 2: Contextual Map indicating the location of the proposed developments in relation to the Shongweni Waste Management Facility

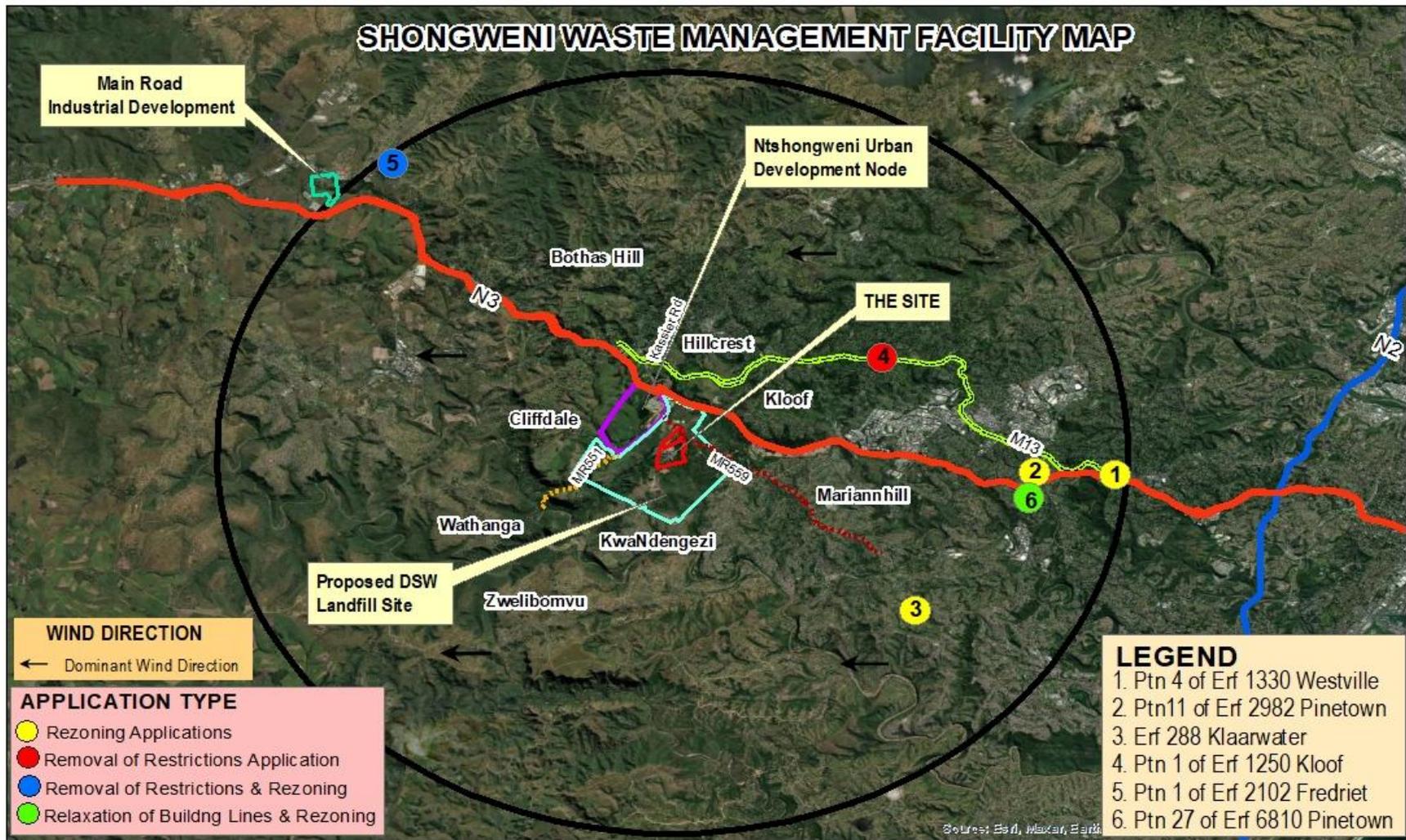


Appendix 3: Map indicating the proposed DSW Shongweni Landfill Site in relation to the Shongweni Waste Management Facility

The proposed Durban Solid Waste (DSW) is more than 550 hectares which has been set aside in “Proposed Portion (A) of the Farm Kirkfalls.



Appendix 4: Map indicating the location of the proposed development site in relation to the Shongweni Waste Management Facility



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MAP INDICATING THE LOCATION OF THE PROPOSED DEVELOPMENT APPLICATION SITES IN RELATION TO THE SHONGWENI LANDFILL SITE

JANUARY 2026

