

Lanseria node likely to prove popular for its toll-free roads network

AS 42 tolling stations across hundreds of kilometres of major freeways around the Gauteng area get ready to levy toll fees on road-users from April, many road-users, especially high-traffic logistics operators, are considering new routes to avoid additional costs.

Industrial property developer Jurgen Erhart of Efcon Capital believes untolled roads linking Pretoria to Joburg, such as the N14, will offer an increasingly popular alternative and could encourage growth in these nodes.

"Untolled access for staff and management will become an important factor and Lanseria Corporate Estate offers such access to residents in many of the north and north-

western regions of Joburg and south-western regions of Pretoria," says Erhart.

The toll-free double-lane N14 stretches from Pretoria in the north, to Krugersdorp in the west, with off-ramps providing access to Fourways, Randburg, Lanseria and other key north-western Gauteng towns towards Hartebeespoort and Rustenburg.

The 90-hectare Lanseria Corporate Estate is ideally poised to benefit from this alternative route. Its 160 stands have been moving steadily since sales started, with some top companies and industrial concerns signing up, including Cash Crusaders and Freeworld Coatings.

Lanseria Corporate Estate

is alongside Lanseria International Airport and is a joint venture by an investment consortium including Efcon Capital and New Property Ventures. It is marketed by Montagu Property Group and Property Logic.

"Since launching Lanseria Corporate Estate we have definitely seen an increase in enquires from businesses that want to negate additional travel costs and be closer to a well-developed hub that is showing good growth with great access," says Erhart.

One of the N14's busiest intersecting regional roads, the R512 (Malibongwe Drive), which is a main route to Lanseria Airport, is being upgraded. This project adds 5.7km of dual

carriageway with double lanes from the N14 to Lanseria Airport on the R512.

Also, another 1km of double-lane dual carriageway will boost the intersecting K33 along the Elandsdrift to Fourways stretch. A bridge to take the new carriageway over the N14 and four intersections and traffic lights are also part of the project.

According to the consulting engineer for the project, Dennis Sinkonde of Aphan Consulting Engineers, it started in February and is scheduled to be completed by March.

"Provision has also been made for dedicated turning lanes at all access roads intersecting the R512 between the N14 highway and the K31 lead-

ing to Lanseria Airport.

"The traffic lights and road signals are designed to ensure that the main road will be given preference and additional carriageways will reduce the density of vehicles by at least half the current volumes," says Sinkonde.

Tolled roads present a new reality for businesses and private individuals in the Gauteng area. Gauteng's Freeway Improvement Project, an initiative by Sanral, aims to reduce congestion and improve 560km of major roads in the Gauteng area.

According to Sanral, the project has a number of benefits to road-users as well as the local economy, with reduced travel times, less wear and tear

on vehicles and lower fuel costs. Given the cost of this exercise, funding will be sourced through the tolling network.

However, these costs will have a major impact on transport and logistics companies.

"On the doorstep of the region's second-largest international airport, Lanseria Corporate Estate offers a vibrant environment where warehousing and related offices co-exist in attractive, ecologically sustainable grounds – perfect for companies that want a good address in a transport hub that works," says Erhart.

"Lanseria Corporate Estate users will benefit from toll-free access from Centurion and Pretoria south-west areas, Cosmo



SMOOTH: Road upgrades near Lanseria Corporate Estate.

City, Randburg, Krugersdorp and the general Fourways area."

Call Simon Mills on 083 357 7592 or John Whall on 082 459 5553.