

No-toll roads network

Lanseria - 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 2011, many road-users, including especially high-traffic logistics operators, are considering new routes to avoid additional costs.

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

"Un-tolled 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 Johannesburg and south-western regions of Pretoria," says Erhart.

The toll-free double-lane N14 freeway 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 (toward Hartbeespoort 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 commenced, with some top companies and in-



The revamped road network at Lanseria International Airport. Photo submitted.

dustrial concerns signing up, including Cash Crusaders and Freeworld Coatings.

Lanseria Corporate Estate is located alongside Lanseria International Airport and is a joint venture by an investment consortium, including Efcon Capital (Pty) Ltd and New Property Ventures (Pty) Ltd. It is marketed by Montagu Property Group and Property Logic.

One of the N14's busiest intersecting regional roads, the R512 (Malibongwe Road), which is a main route to Lanseria Airport is currently being upgraded at a massive R375 million.

According to consulting engineer for the project, Dennis Sinkonde from Aphane Consulting Engineers, the project commenced in February 2009 and is estimated to be completed by March 2011.

Tolled roads present a new reality for both business and private individuals in the Gauteng area.

Gauteng's Freeway Improvement Project, an initiative by Sanral aims to reduce congestion and improve a 560km of the major roads network around 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, wear and tear on vehicles and lower fuel costs. Given the cost of this necessary exercise, funding will be sourced through the tolling network.

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

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