

property

## No-tolls could benefit development

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 Johannesburg, 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 (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 commenced, with some top companies and industrial concerns signing up, including Cash Crusaders and Freeworld Coatings.

*An aerial view showing the Lanseria Corporate Estate's ideal location.*



Lanseria Corporate Estate is located 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 upsurge in enquiries 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 Road), which is a main route to Lanseria Airport is currently being upgraded at a massive R375-million. This project adds 5,7 km of brand new

dual carriageway with double lanes from the N14 to Lanseria Airport on the R512. Also, another 1 km of double-laned dual carriageway will boost the intersecting K33 along the Elandsrft to Fourways stretch. A new bridge to carry the new carriageway over the N14 and four intersections with traffic lights are also part of the project.

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.

"There will be dedicated turning lanes at all access roads intersecting R512 between the N14 highway and road K31 leading to Lanseria Airport. Through signalisation, 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. ■