

## I'Langa Mall improves roads in Nelspruit

"The development of I'Langa Mall in Nelspruit has seen the upgrade of various roads and intersections surrounding the centre, which has easy access off the N4 highway," says Luan Visagie of major stakeholder Visagie Trust. "It was crucial for us to identify areas of enhancement to the shopping experience, which led to the undertaking of extensive traffic studies."



(L-R) Luan Visagie (Visagie Trust); Andeon Visagie (Visagie Trust); Richter Van Neker (Leasing / RVN Properties); Tibo Terblanche (MTB Developers)

He was commenting on the planned opening of the new R600 million upmarket regional shopping centre, owned by the Visagie Trust, Resilient Properties and Laeveldtrust and developed by MTB Development Company. The centre has been designed to allow shoppers quick and easy entry, and will offer free secure undercover parking.

### Traffic study

The outcomes of the traffic study identified key areas of improvement to various roads and intersections in the area, as well as the development of new roads and traffic networks.

Various upgrades of road infrastructure around the centre have been undertaken, to the benefit of shoppers and road users alike. Millions have already been spent on the roads upgrade initiative.

One of the key focus points of the upgrade was the N4 intersection, which will be the main point of access to the centre. The completed work will comprise of a 100m additional approach lane towards the N4 and the widening of the intersection.

Other roads in the centre's vicinity will benefit from the installation, upgrading and re-phasing of intersection traffic lights, installation of overhead lights at intersections, road lane paintwork and more. Various one-way roads will also be upgraded into two-way roads.

"The external roads upgrade will ensure that the centre will have easy access from all entry points, including the N4 highway, and will allow for the easy flow of traffic and congestion alleviation within the area," says developer, Tibo Terblanche of MTB.

### Public transport node

The construction of a bus and taxi bay on one of the main roads in the area will also cater for the expected influx of public transport to the area. Reconstruction of surrounding roads due to extensive flood damage and heavy vehicular damage is also being undertaken.

The substantial and growing cross-border shopping market from Mozambique and tourists visiting the area are also expected to access the retail offering at this regional shopping centre.

## **April opening**

Construction is also well under way for the opening in April, with various internal finishes being completed. Electricity to the centre was connected in November last year, and the roof of the mall is in the final stages of completion.

"The mall has all the essentials needed to create the shopping destination of choice in Nelspruit," says Johann Kriek of Resilient. "The carefully planned mix of tenants, fresh design, superb location and easy access will boost regional shopping to new levels and will bring an innovative array of retail offerings to Nelspruit."

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