

Reignite, Build, and Grow Gauteng



Lanseria High-Tech and Mixed-Use

Special Economic Zone





ADMIN BUILDING

LANSERIA
HIGH-TECH & MIXED-USE
SEZ

Background

The Lanseria High-Tech and Mixed-Use Special Economic Zone (SEZ) is a strategic initiative driven by the Gauteng Growth and Development Agency (GGDA) to stimulate economic development in the Lanseria region of Gauteng.

A comprehensive technical feasibility study was undertaken to assess the site's potential, forming the foundation for further development in partnership with key public and private stakeholders.

The primary objective of the SEZ is to establish a high-tech industrial and mixed-use hub that supports advanced manufacturing, innovation, and export-led growth.

Positioned to deliver long-term, sustainable socio-economic benefits, the SEZ will drive inclusive economic growth, create employment opportunities, and promote skills development within the surrounding communities, contributing meaningfully to Gauteng's broader transformation agenda.



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Value Proposition: Tenants

The SEZ offers an opportunity for businesses to establish themselves in a world-class, future-ready precinct.



1. Strategic Location & Connectivity

- Direct proximity to Lanseria International Airport and seamless links to major highways.
- Easy access to the Gauteng economic hub and surrounding industrial and commercial corridors.
- Planned extension of the Gautrain line to Lanseria, enhancing mobility for workers and visitors.
- Unparalleled connectivity to both domestic and international markets.
- Great access to first, second and third higher access roads, including drive ports and other airports.



2. Modern Mixed-Use Precinct

- A well-integrated environment combining industrial, commercial, and innovation spaces.
- Flexible zoning that enables tailored business operations.
- Smart infrastructure designed for agility and collaboration.



3. World-Class Infrastructure & Technology

- High-spec buildings are equipped with the latest construction standards.
- Reliable utilities and logistics facilities, ensuring operational efficiency.
- High-speed 5G digital connectivity to power Industry 4.0 activities.
- Stable electricity supply with sustainable energy solutions.



4. Sustainability at the Core

- Infrastructure developed in line with green building principles.
- Access to renewable energy solutions and environmentally conscious design.
- Integration with the green belt along the Crocodile River, offering tenants recreational spaces and a healthy work environment.



5. Financial & Regulatory Incentives

- Preferential tax rates, VAT exemptions, and customs duty relief available under SEZ legislation. Subject to approval by SARS.
- Improved cost-efficiency and enhanced competitiveness for tenant businesses.
- SARS can provide tax holidays for companies, custom duties exemption and other incentives to maximise operational costs.
- Addition of SARS Bonded Warehouses.



6. Quality of Life & Work Environment

- A safe and friendly environment fostering productivity and employee well-being.
- Central hub with retail amenities such as coffee shops, restaurants, and service outlets.
- Access to recreational spaces and green corridors for relaxation and leisure.

Value Proposition: Investors

The Lanseria SEZ presents an investment opportunity in a strategically positioned, government-backed, and innovation-driven development.



1. Strategic Location & Market Access

- Situated within the Lanseria Smart City growth corridor, one of South Africa's most dynamic development zones.
- Direct connectivity to Lanseria International Airport, the N14 and N1 highways, and Gauteng's economic hub.
- Positioned along a primary logistics route, enabling efficient trade and distribution.
- Provides direct access to both local and international markets.



2. Greenfield Development Potential

- A modern, purpose-built precinct designed to accommodate industrial, commercial, and innovation activities.
- Flexibility for investors to co-create tailored infrastructure aligned with tenant and sector-specific needs.
- Built with smart, future-ready infrastructure, offering long-term value and resilience.



3. Access to Skills & Labour

- Located within proximity to a diverse labour pool, ranging from general workforce to specialized technical talent.
- Strengthened by the SEZ's position in Gauteng, South Africa's economic and skills hub.



4. Strong Institutional & Policy Support

- Backed by national and provincial government, with explicit endorsement from the President.
- Alignment with the broader Lanseria Smart City masterplan, ensuring coordinated and phased growth.
- Anchored by two major metros (City of Tshwane and City of Johannesburg), providing access to larger markets and operational synergies.



5. Attractive Financial & Regulatory Incentives (Subject to approval)

- Investors benefit from the SEZ incentive framework, which includes:
 - Preferential tax rates.
 - VAT exemptions on certain transactions.
 - Customs duty relief on imported goods.
- These incentives improve investment viability and profitability.



6. Long-Term Growth Prospects

- Part of a larger vision to develop the Greater Lanseria Precinct, integrating urban development, transport, and commercial growth.
- Positioned to become a leading innovation and logistics hub in Southern Africa.
- Offers investors a sustainable, future-proof growth platform in one of the country's fastest-developing corridors.

Defining the Lanseria High-Tech and Mixed-Use SEZ

The Lanseria High-Tech and Mixed-Use Special Economic Zone (SEZ) is a strategic development initiative aimed at transforming the northeastern area of Mogale City into a dynamic hub for innovation, advanced manufacturing, and globally competitive industries. Located within close proximity to Lanseria International Airport and bordered by key metropolitan municipalities, the City of Johannesburg and the City of Tshwane, the SEZ is positioned to leverage significant logistical advantages and regional connectivity.

Envisioned as a catalyst for economic transformation in Gauteng, the Lanseria High-Tech and Mixed-Use SEZ seeks to attract investment, foster job creation, and support South Africa's broader industrialisation goals.

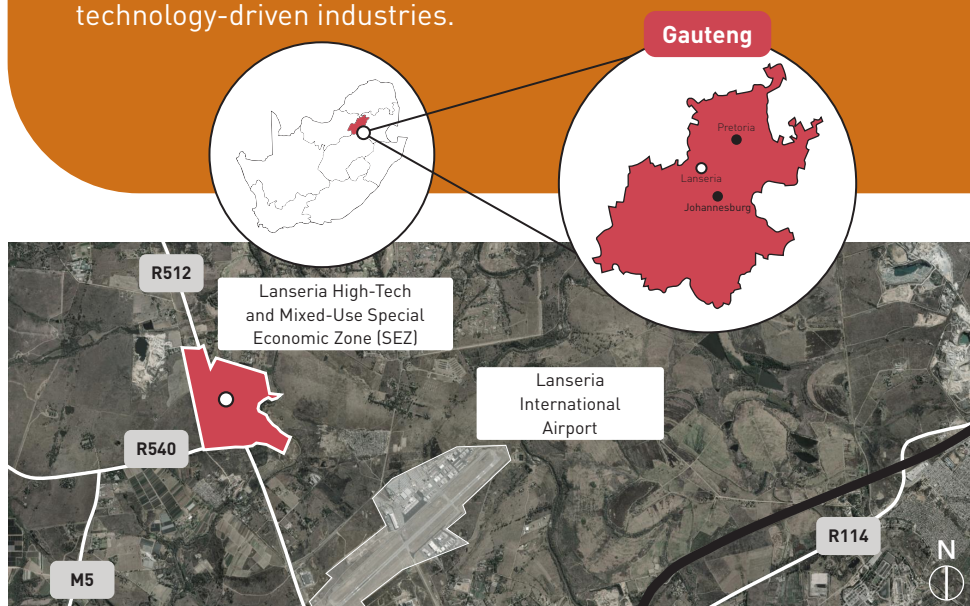
Anchored in sustainable development principles and supported by integrated infrastructure planning, the SEZ is set to become a landmark project within the Gauteng City Region, advancing national priorities in technology, trade, and inclusive growth.



Where is the Lanseria High-Tech and Mixed-Use SEZ located?

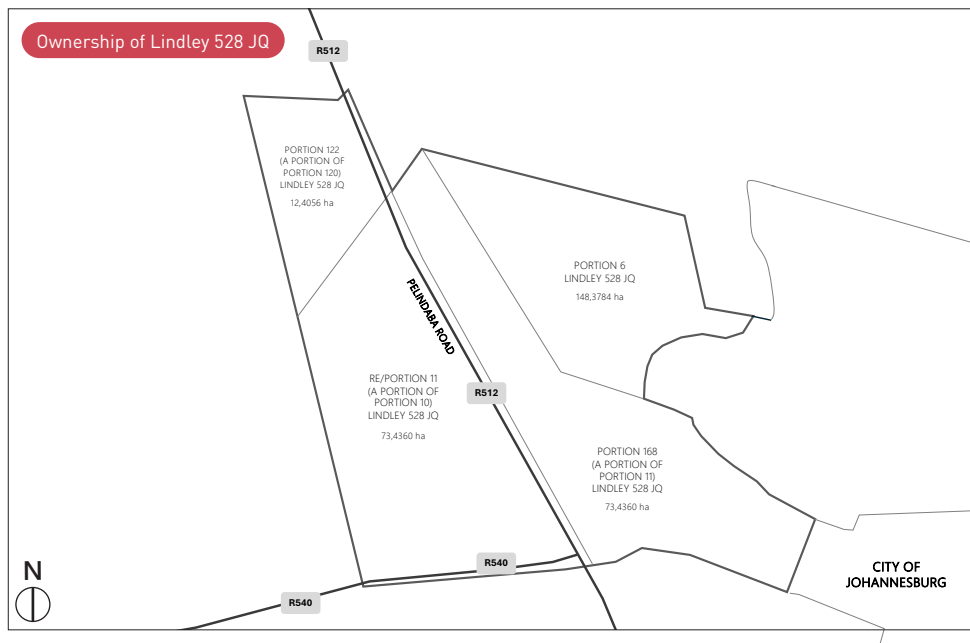
The proposed Lanseria High-Tech and Mixed-Use Special Economic Zone (SEZ) is located in the northeastern part of Mogale City Local Municipality (MCLM), within the West Rand District of Gauteng Province. Positioned near the boundary with both the City of Johannesburg to the south and the City of Tshwane to the north, the SEZ occupies a strategically important location within the Gauteng City Region. The site is approximately 2 km from Lanseria International Airport and is directly accessible via the R512 (Pelindaba Road), which traverses the property from north to south. It is also bordered by the R540 to the south and lies adjacent to the Crocodile River to the east.

This location offers exceptional regional connectivity through major transport corridors such as the R512, R540, and the nearby N14, making it ideal for logistics, advanced manufacturing, and technology-driven industries.



The SEZ area covers approximately 110.3 hectares across four privately owned farm portions of Lindley Erf No. 528.

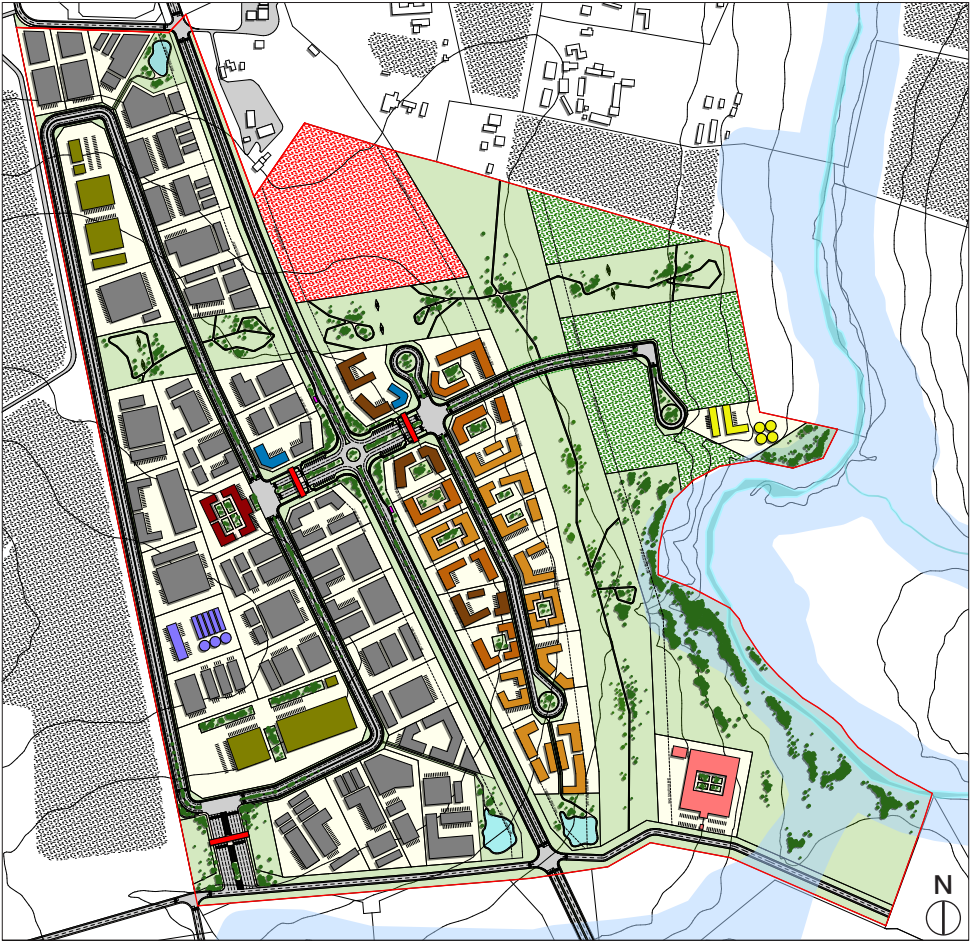
It is mostly undeveloped agricultural land in a rapidly transforming peri-urban area planned for high-impact, mixed-use development.



Precinct Layout

The site layout reflects a carefully planned and strategically zoned industrial precinct that supports innovation, manufacturing, and smart infrastructure.

The development is organised into defined zones, with manufacturing and office tenants separated to enhance functionality, circulation, and overall operational efficiency.



The site is accessed through three guard houses: two main guard houses along the R512, forming a prominent east-west axis, and a third guard house at the south-west corner of the site, serving as a service entrance to support the main guard houses. Notably, even within the site are zoned as Industrial 1, offering a flexible and advantageous approach to land use. This open-ended zoning allows for a wide range of industrial and commercial activities, enabling the precinct to accommodate diverse tenant needs.



The site is supported by infrastructure such as an on-site sewage treatment plant, water purification and storage facilities, and solid waste management areas. Key amenities and anchor buildings include a central admin building, SARS Bonded Storage Warehouses, a clinic, and guard houses, while dedicated bus stops and internal circulation networks support vehicular and pedestrian mobility. The site design also incorporates green infrastructure and sustainable principles, like urban drainage systems, open green spaces, and a 32m wetland buffer.

Overall, the layout demonstrates a future-ready approach to economic development and spatial planning within Gauteng's growing innovation corridor.

View towards the precinct from the R540



View towards the Admin Building



View towards the precinct from the R512

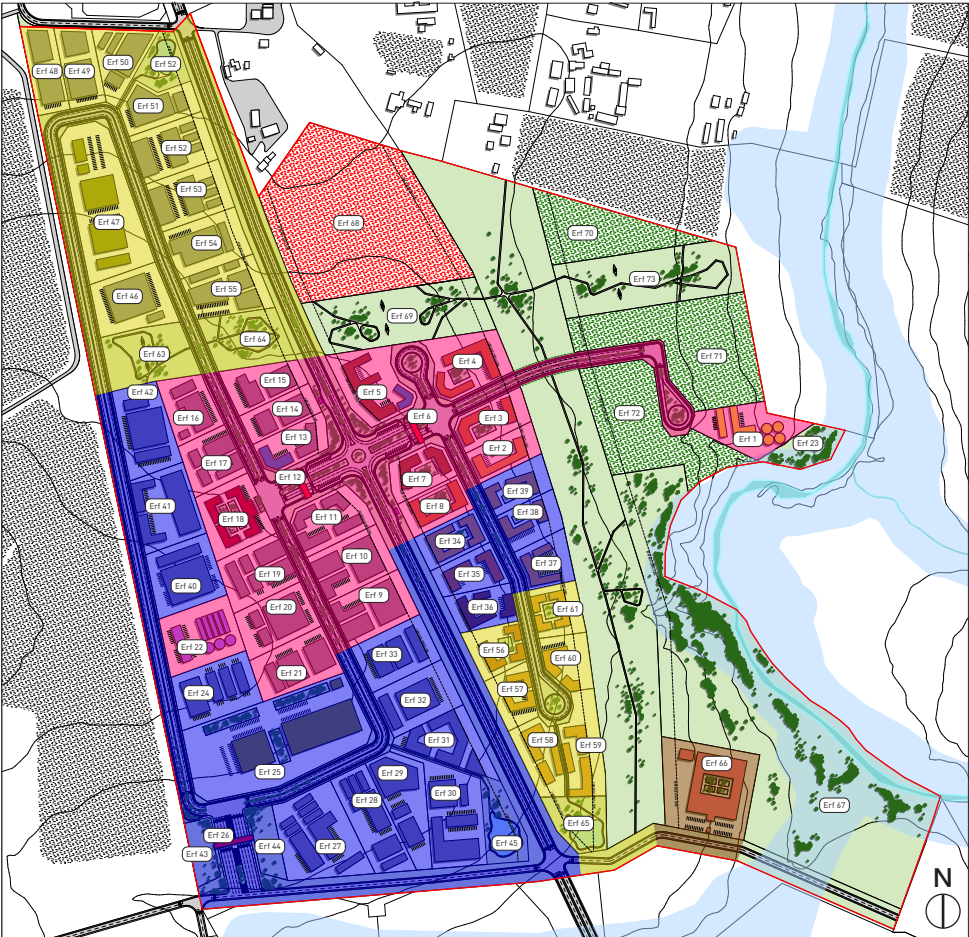


View towards the two main entrances



Precinct Phasing

The SEZ will follow a phased approach:



Legend



The site will be developed in six phases, with priority placed on Phase 1 -4, followed by Phase 5 and 6.

Phase 1



The first phase will focus on core infrastructure, including the Admin Building, Guard Houses, Refuse, Solid Waste Treatment, and Water Storage and Purification facilities.

Phase 2



The second phase will include the addition of a third Guard House, warehouses, and offices, as well as the first set of SARS Bonded Warehouses.

Phase 3



The third phase will complete the remaining office and warehouse erven.

Phase 4



The fourth phase will include the completion of the proposed clinic on the eastern edge of the site.

Proposed Tenants

The Lanseria High-Tech and Mixed-Use SEZ offers exciting opportunities for tenants in sectors such as:



Aerospace and Aviation Services



Logistics and Distribution



ICT and Digital Services



High-Tech Manufacturing



Medical Devices and Health Tech



BPO and Business Services



Media and Content Production



Training and Academic



Cloud and Data Services

Facility Management Services

The Admin Building will perform the following functions:

1. Maintenance and Repairs
2. Refreshments and Staff Amenities
3. Housekeeping
4. Leasing and Tenant Relations
5. Municipal Services Liaison
6. Security and Surveillance
7. Access Control
8. Retail Management
9. Administration and Governance
10. ICT and Communications Hub
11. Fire fighting and Emergency Response
12. Garden and Landscape Services

In addition, it will facilitate business enhancement by supporting the following:

1. Streamlining business processes
2. Assisting potential clients to set up their businesses within the SEZ
3. Guiding clients in obtaining the necessary permits and ensuring compliance
4. Reducing bureaucratic hurdles
5. Offering a one-stop shop for services
6. Providing a dedicated support team to assist businesses, including legal, financial, and logistical support, as well as introductions to financial institutions



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