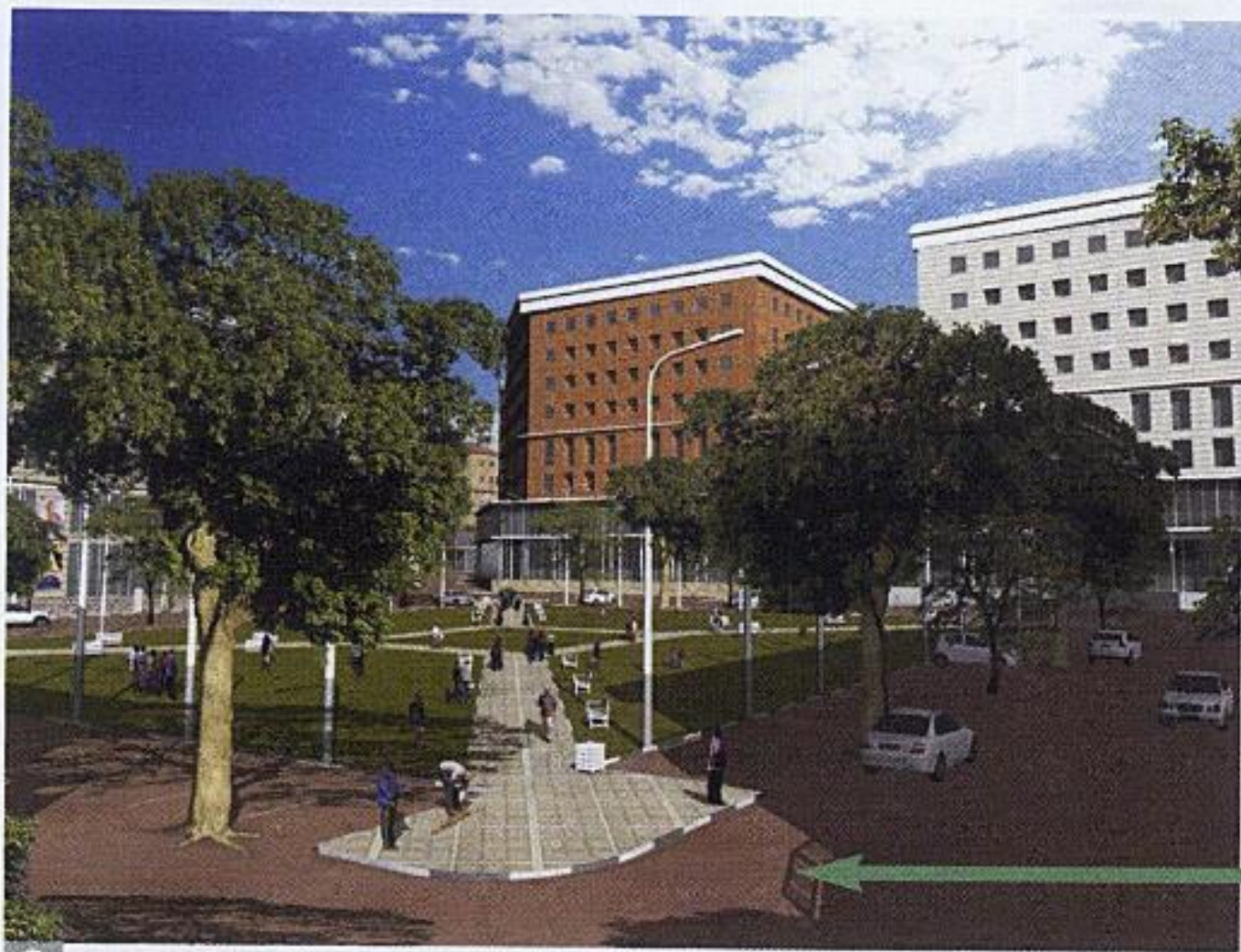


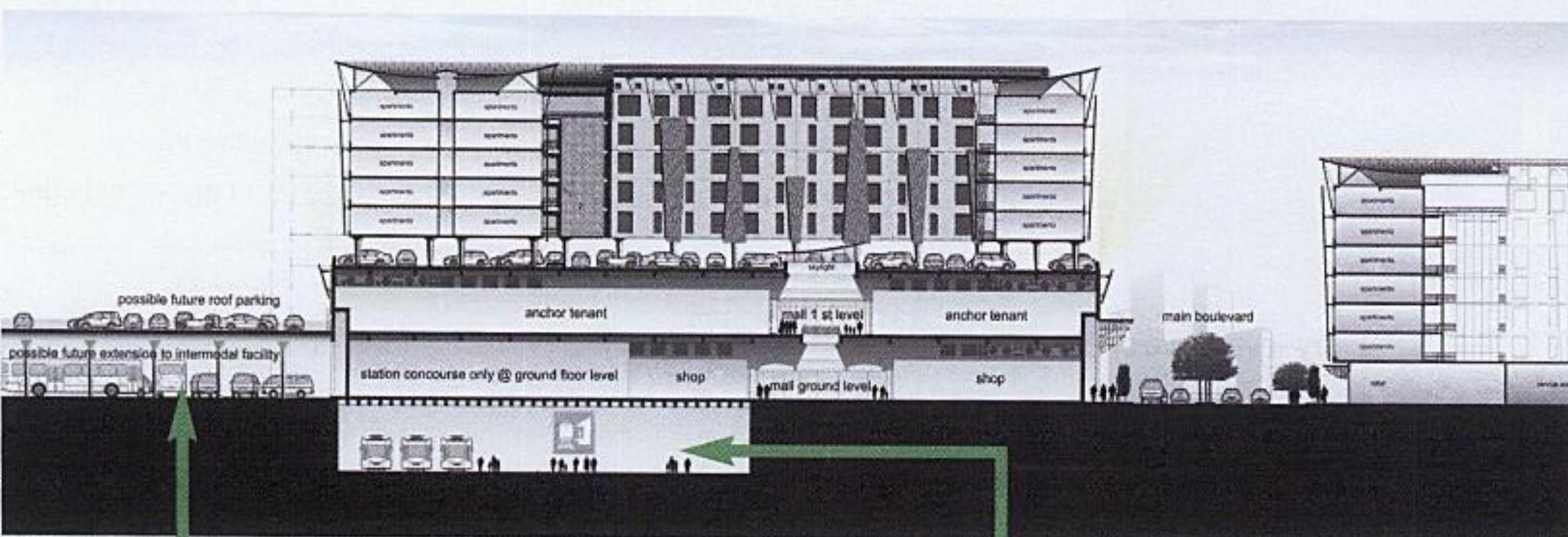
Iyer Urban Design Studio



Hillary Erasmus

3 What is it?

Effingham Development Joint Venture



Karen Eicker



Tongaat Huilett

4 Off the road

in November 2009. This will be the first of a dozen planned intermodal sites around Durban, according to Poulsen. "The eThekweni Transport Authority (ETA) in Durban wants to develop this to take unnecessary traffic off roads in Durban and get people to start using proper public transport," he says.

The environmental impact-assessment process for the railway line is under way, says Duvenage. Pedestrian bridges will be needed and construction of these structures will be undertaken in 12- to 18-month projects starting in 2010.

If reaction to the bus rapid transit in Johannesburg is anything to go by, a new station could end up in a nasty wrangle between the taxi associations and the city. Taxis will not be allowed to carry commuters beyond the INK into the city. Duvenage says eThekweni has been working in consultation with the taxi associations and has found a solution whereby taxis run shorter but more frequent routes within INK rather than longer routes all the way to the city.

Design review

The station is being built below the shopping mall – the first building to be constructed in Bridge City; also designed by Poulsen. So what has Poulsen's experience been on the project so far, given he is part of the first project team to work for a developer at Bridge City? "The continuous design-review process has helped in understanding the many requirements to be fulfilled," he says. "The project has moved remarkably quickly in some ways as a result of the experience of the people involved and their willingness to work together. Despite differing opinions, it was not a case of battling egos so we were able to produce the documentation within time so the contractor could get to contract stage."

Bridge City certainly is a challenge in terms of the novelty of the design concept and the dip in the residential market but Effingham is holding fast to its urban vision. Slight flexibility in terms of FAR and involvement by the IHS are sensible strategies to keep interest in the development from wavering. ■

1 Mall leads the way
Although the economic downturn has stalled activity at Bridge City, it is expected to pick up once the mall is complete, and construction of the magistrates' court and hospital begins in 2009.

2 Filling the buffer zone
Inanda, Ntuzuma, KwaMashu (INK) and Phoenix surround Bridge City on land previously zoned for industrial use but never exploited because of the perceived risk of the area.

3 What is it?
Bridge City is neither a shopping mall nor a housing development – it is a town centre featuring 'pedestrian-friendly' surroundings and 'walking-distance' planning to create a vibrant people-friendly urban environment and to minimise vehicle use.

4 Off the road
The station and new intermodal transport node provide coordinated connections between the INK area and the city – these transport projects are part of a bigger plan to reduce vehicular traffic on eThekweni's roads.