

**Proposed AMAFA Demolition
application for
627+629 Marine drive, Bluff**



28-06-2023

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Urban Contextual Analysis for 627 + 629 Marine Drive



Figure 01 : Indian Ocean Viewpoint

01 - INTRODUCTION

Welcome to 627 + 629 Marine Drive Bluff, Durban—a coastal paradise that epitomizes the essence of seaside living. Situated along the vibrant Marine Drive, this site offers a unique blend of breathtaking ocean views, serene surroundings, and a vibrant beachfront lifestyle.

As you arrive at 627 + 629 Marine Drive, you'll immediately be captivated by the picturesque setting. The site is nestled on the iconic Bluff, a scenic stretch of land overlooking the azure waters of the Indian Ocean. The rhythmic sounds of crashing waves provide a soothing soundtrack to your experience, creating a sense of tranquility and relaxation.

Unfortunately over the years the current address beared witness to ransacking and abandonment - which we aim to resolve by proposing a brand new family home which hereby regenerates the site and neighbourhood in total.

The following is a motivation to AMAFA for the demolition of existing structures which are more than 60 years old. The property is held on title Title Deed No - T30687/1994

Urban Contextual Analysis for 627 + 629 Marine Drive

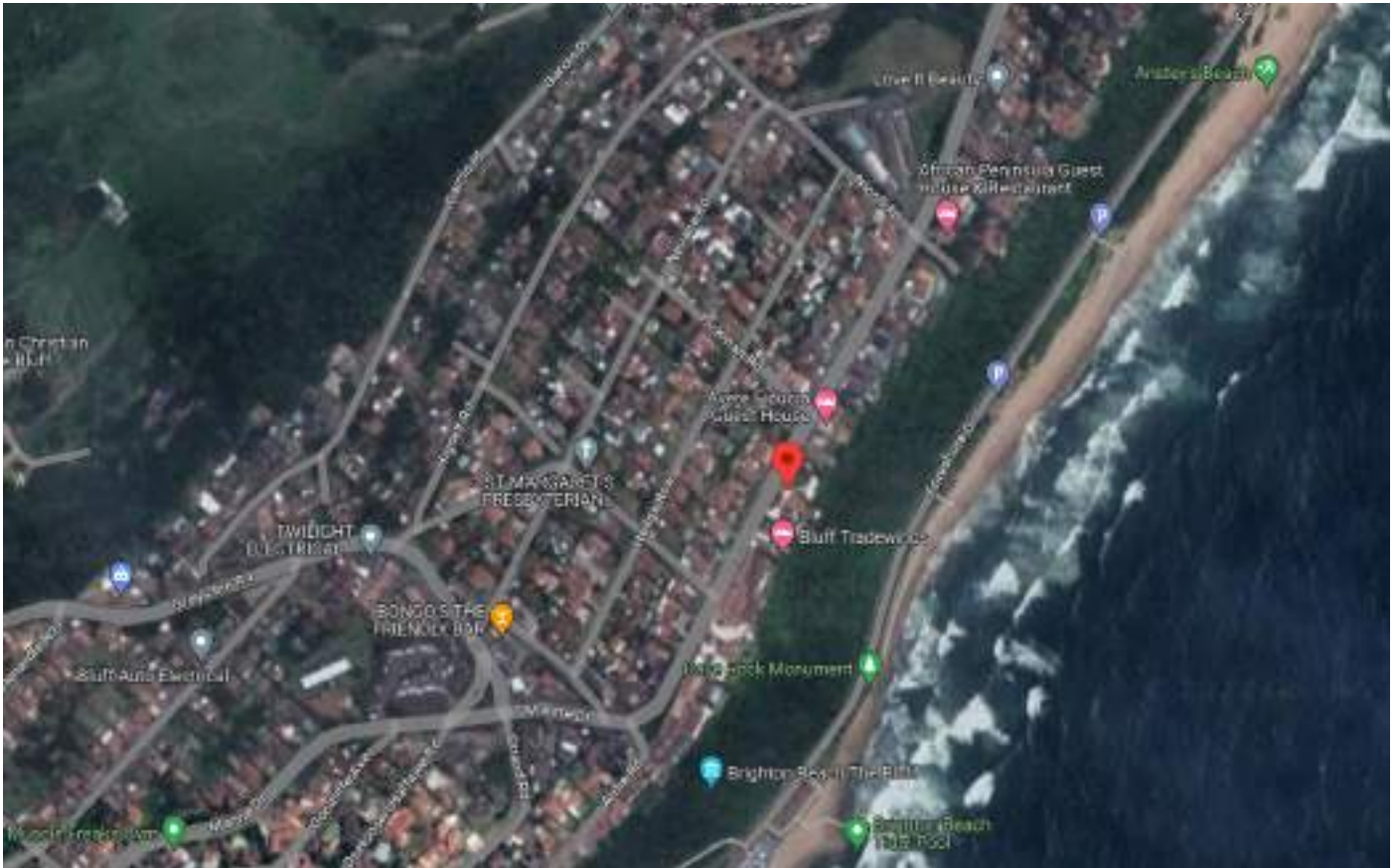


Figure 02 : Macro Analysis Site View

With its prime location, 627 + 629 Marine Drive also grants you easy access to a wealth of recreational activities. Take a leisurely stroll along the sandy beaches, feel the sand between your toes, and listen to the seagulls overhead. Engage in water sports such as surfing, paddleboarding, or kayaking, embracing the invigorating ocean breeze. Explore the nearby nature reserves, hiking trails, and parks, immersing yourself in the region's rich biodiversity.

02 - SITE INFORMATION

PROPERTY / STREET ADDRESS: 627 + 629 MARINE DRIVE BLUFF

YEAR OF PREVIOUSLY APPROVED ARCHIVE PLAN: 1944

CADASTRAL DESCRIPTION: ERF 202 AND ERF 203 OF
MEREPARK LOCAL MUNICIPALITY: ETHEKWINI

MUNICIPALITY CURRENT ZONING:
SPECIAL RESIDENTIAL 900

PRESENT USE: ABANDONED DILAPIDATED HOUSE

PROPOSED USE: PRIVATE RESIDENTIAL DWELLING

The urban setting consists a mixture of double story houses. Some of these houses have been converted to guesthouses and offices.

Urban Contextual Analysis for 627 + 629 Marine Drive



Figure 03 : Micro Analysis Site View

The site slope faces east and is protected by DMOSS on the lower flanks. The site consists of protected indigenous plant life, non developable area and bluff slope slip areas. These geological constraints are important and inform the design as the main architectural control generator. Therefore careful consideration is implemented in forming the Proposed New family house design such that it respects all controls, inclusive of building lines, coverage, non developable areas and potentially unstable soil.

03 - URBAN ANALYSIS

Bluff, Durban, is a vibrant suburban area located on a peninsula overlooking the Indian Ocean in South Africa. Let's conduct an urban analysis of the Bluff area:

1. **Location and Geography:** Bluff is situated approximately 10 kilometers south of Durban's city center, occupying a prominent position on a narrow strip of land that extends into the ocean. Its geographical location offers residents and visitors stunning views of the coastline and easy access to the beach.
2. **Residential Character:** Bluff is predominantly a residential area, known for its diverse mix of housing options. The neighborhood features a range of properties, including spacious single-family homes, apartments, townhouses, and some informal settlements. The residential areas are often characterized by well-maintained gardens and streets lined with trees.
3. **Community and Demographics:** The community of Bluff is diverse, encompassing people from different cultural, ethnic, and socio-economic backgrounds. The area attracts a mix of families, young professionals, and retirees. The community spirit is often evident through local events, sports clubs, and recreational activities that foster a sense of belonging and interaction among residents.
4. **Infrastructure and Amenities:** Bluff boasts a well-developed infrastructure, including schools, shopping centers, medical facilities, and recreational amenities. There are several primary and secondary schools serving the local population, ensuring access to quality education. Retail hubs such as Bluff Towers Shopping Centre and Bluff Shopping Centre provide convenient shopping options. Additionally, residents can enjoy various parks, sports fields, and community centers for recreational purposes.
5. **Transportation:** Bluff is well-connected to the broader Durban area through a network of roads and public transportation options. Marine Drive, the main thoroughfare, connects the Bluff to the city center and other parts of Durban. Public buses and taxis provide transportation within the area, offering residents access to employment opportunities, educational institutions, and entertainment venues.
6. **Natural Environment and Recreation:** One of the key attractions of Bluff is its proximity to the ocean. Residents can enjoy a range of recreational activities such as swimming, surfing, fishing, and boating. The Bluff Nature Reserve, located on the southern part of the peninsula, provides opportunities for hiking, birdwatching, and enjoying panoramic views of the coastline. The area's natural beauty adds to the overall appeal of the neighborhood.
7. **Challenges and Future Development:** Like any urban area, Bluff faces certain challenges. Some areas might require infrastructure upgrades, improved public transportation, and enhanced access to amenities. Urban planning and development should prioritize preserving the natural environment, ensuring sustainable growth, and maintaining the unique character of the Bluff.

Urban Contextual Analysis for 627 + 629 Marine Drive



Figure 04 : Macro Analysis Bluff View

In conclusion, Bluff, Durban, offers a vibrant residential community with stunning coastal views, a diverse population, and access to various amenities and recreational opportunities. With its distinct geography and close-knit community, Bluff continues to be an attractive neighborhood for individuals and families seeking a coastal lifestyle within reach of the city.

03 - URBAN ANALYSIS



Figure 05 : Micro Analysis Site View

Urban Contextual Analysis for 627+629 Marine Drive



Figure 06 : 625 Marine Drive



Figure 07 : 623 Marine Drive

03 - URBAN ANALYSIS



Figure 08 : 621 Marine Drive



Figure 09 : 619 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 10 : 617 Marine Drive



Figure 11 : 615 Marine Drive

03 - URBAN ANALYSIS



Figure 12 : 631 Marine Drive

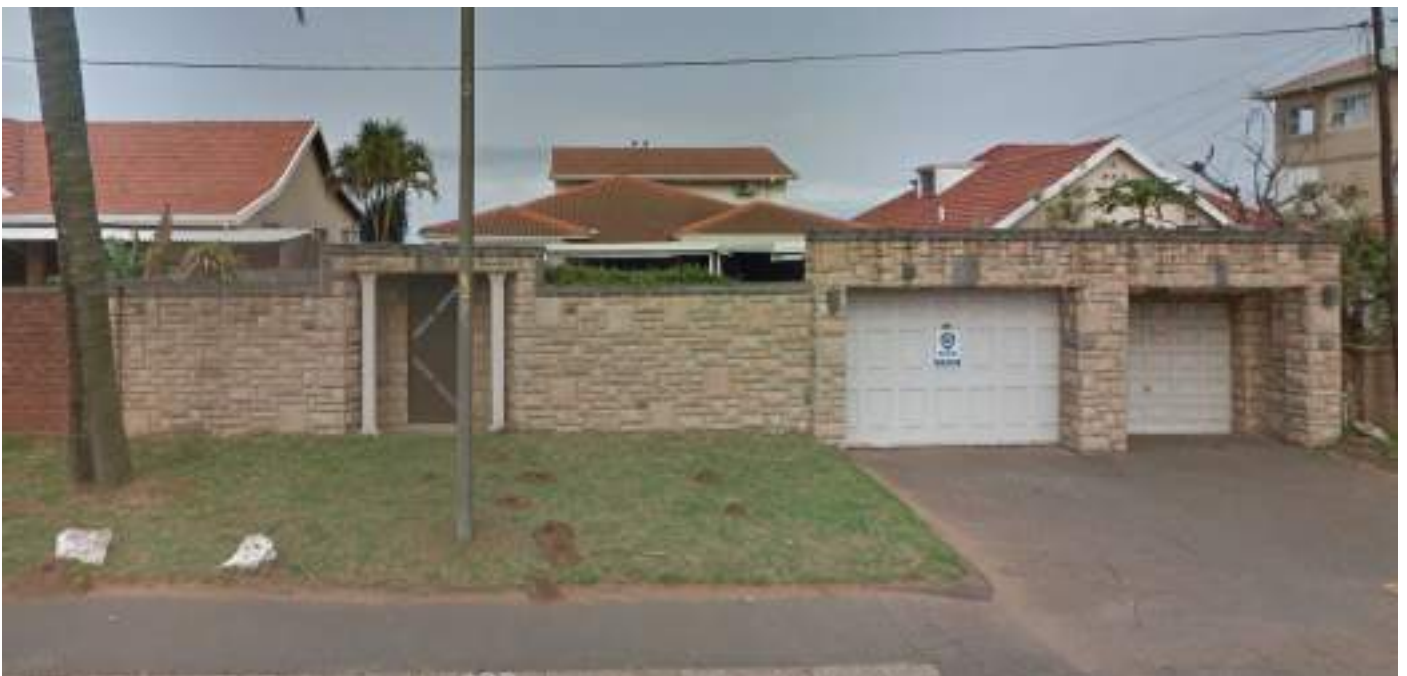


Figure 13 : 633 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 14 : 635 Marine Drive



Figure 15 : 637 Marine Drive

03 - URBAN ANALYSIS



Figure 16 : 488 Marine Drive



Figure 17 : 492 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 18 : 494 Marine Drive



Figure 19 : 496 Marine Drive

03 - URBAN ANALYSIS



Figure 20 : 498 Marine Drive



Figure 21 : 500 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 22 : 502 Marine Drive



Figure 23 : 504 Marine Drive

04 - SITE PICTURES



Figure 24 : 627+629 Marine Drive



Figure 25 : 627+629 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 26 : 627+629 Marine Drive



Figure 27 : 627+629 Marine Drive

04 - SITE PICTURES



Figure 28 : 627+629 Marine Drive



Figure 29 : 627+629 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 30 : 627+629 Marine Drive



Figure 31: 627+629 Marine Drive

04 - SITE PICTURES



Figure 32 : 627+629 Marine Drive



Figure 33 : 627+629 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 34 : 627+629 Marine Drive



Figure 35: 627+629 Marine Drive

04 - SITE PICTURES



Figure 36 : 627+629 Marine Drive



Figure 37 : 627+629 Marine Drive

Urban Contextual Analysis for 627+629 Marine Drive



Figure 38 : 627+629 Marine Drive



Figure 39: 627+629 Marine Drive