

# Aesthetic Design of Greyton's Buildings

10 November 2016



## Ward 2 Forum

SERVING THE COMMUNITY TOGETHER

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**Ward 2 Forum**

## Who is responsible for the Aesthetic Design of Greyton's Buildings?

A number of residents have become very concerned with the substantial number of new buildings in Greyton that are wholly inappropriate for the sort of rural village we chose to live in, do not comply with the Guidelines established to control the architectural features and aesthetics of the built environment, and may detract from the amenity and real value of property in general.

Despite the above, and contrary to certain opinions that these buildings have been approved by TWKM and their Advisory Committee (GAAC), Greyton does have lawful protection from non-compliant design, although the implementation has evidently failed:

- Provincial Planning approved the Revised Structure Plan for Greyton in October 2000, which contained architectural/aesthetic policies and guidelines;
- Resulting from an Appeal in 2009 to Anton Bredell, Minister for Local Government, concerning a proposed modern development in Main Road, it was prescribed that *“there must be conformity with the Architectural Guidelines as set out in the Revised Structure Plan of 2000 and affirmed in the TWKM Spatial Development Plan of March 2009”*.
- A letter from the Acting Chairman of GAAC in July 2012, requested the following assurances and undertakings from TWKM Town Planning:
  - That certain approved non-compliant plans will not be allowed to be used as precedents for other plans submitted in future;
  - That there are no other plans in the system previously rejected by GAAC, which will emerge as approved by yourselves;
  - That all building and development plans that have lapsed after a year must be re-submitted to GAAC for consideration before being allowed to proceed;
  - That any later significant revisions to plans, as well as rider plans, are re-submitted to GAAC before final approval;
  - That at least until the TWKM SDF is promulgated by Province, the existing Greyton SDF, the Structure Plan and Guidelines will be adhered to until such time as the Greyton Heritage Overlay Zone has been incorporated in the TWKM Integrated Zoning Scheme;
  - That any intention by TWKM to ignore or amend any comments or rejections by GAAC will first be taken back to and discussed with GAAC, with the reasons for such intended actions being explained, and if necessary debated. If there is still dissent then the plans and arguments must be taken to a full meeting of the Planning Committee;

The TWKM Manager of Town Planning responded with “I have no problem with the viewpoints stated in the above letter”.

We are still asking questions about this contentious subject:

- Knowing that the Guidelines have been legitimate Council policy since 2000, who is responsible for the recent lack of compliance with them, and on what authority?
- Despite a review of the TWKM Planning process, that identified procedural failings, why is there still apparently a procedural problem with development applications?

- How can we ensure that plans are correctly approved and that inspection of buildings will identify changes that must be corrected, or final approval withheld?
- How should significant deviations from the zoning provisions and the Guidelines be identified and recorded?
- How can an 'oversight' function be incorporated into the planning process?

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