

4. CHAIRPERSONS REPORT

Spreydon - Heathcote Earthquake Recovery Design and Capability Advisory Committee – Panel

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Community Board members will recall several discussions about the need to establish an Earthquake Recovery Design and Capability Advisory Committee. In Hanmer Springs the system works well because it has been incorporated into the plan since its inception. When the original committee was established in Akaroa it was not under the plan. However very quickly developers released the value of using the guidelines in their applications.

There presently exists a Christchurch City Council urban design panel. Private developers are encouraged to submit their plans to the panel for a pre-application review to provide greater certainty at the resource consent application stage. Major urban projects the Council is undertaking will also be submitted to the Council panel for review.

Aim of Committee: To establish a mechanism to ensure good designs in commercial areas of the ward in relation to earthquake rebuild matters. (see functions below).

- Literature reviews show that unless the planning is coordinated in an overall capacity disaster rebuilds result in a piece meal approach with a myriad of building styles and urban design principles applied.
- Implementation of the Sydenham Suburban Recovery Plan: Currently there are insufficient regulatory controls in place to enforce the Plan.
- The rebuilding of earthquake damaged parts of the Ward (Beckenham, Addington, Selwyn/Rosewarne, Hoon Hay/Lewis Centres, Centaurus/Pataline Centre, Sydenham and Sydenham South Centre). How will design and planning principles be coordinated in these areas? There will be eventual inclusion in the new city plan of good design principles for the CBD arising out of the current central city planning work. Aspects of these design practices could be applied to the rebuild within the ward. This committee could be in place as long as it is required.
- In the interim a committee structure based on the good will of developers would be established. The committee could be backed up by CERA legislation, particularly in relation to the Sydenham rebuild area. The question here is how would the CERA legislation be used to ensure the guidelines are complied with.
- When agreed the Sydenham Suburban Recovery design plans could be used where appropriate as the guidelines for other commercial development in the ward.
- A design committee - panel would provide applicants in the ward with the choice to come to the committee-panel on which elected members are represented. The committee – panel could provide advice at the commencement stages of the application and assist to “broker” connections between all relevant parties. A strength of this committee would be the presence of elected members who would bring their knowledge of the local community to the decision making table. Design guidelines would be developed by staff along best practice guides. (For example: Suburban Centres programme – Basic Guideline for good design **attachment 2**).
- Staff could be requested to provide advice on the best way to operate the committee/panel.

Background: Improving Post Earthquake Planning Processes

Literature reviews show planning processes following disasters will necessarily be complicated, involving numerous agencies and stakeholders. Given the cases arising out of the Kobe 1995 and the Los Angeles 1994 earthquakes researchers have concluded that it is difficult to imagine a single, “one size fits all” planning approach as a solution in such situations. The reality is that post-disaster planning will involve multiple actors and multiple plans, advancing a variety of reconstruction and financing strategies. According to Olshansky, Johnson and Topping *Built Environment* Vol.32 No 4 2008, the best way to improve post disaster planning processes, in terms of both speed and quality, is by:

1. Emphasising information and communication and by explicitly providing funding for them. High-quality, systematic data collection, information systems and communication mechanisms.
2. The lead state recovery agency needs to designate a “clearing house” for plans and for supporting information – this could be both a physical entity and an internet site linking all relevant plans and data.
3. Planning agencies need to recognise explicitly the conflicting requirements of speed and deliberation . Regular communication between agencies – perhaps by means of meetings or workshops sponsored by the clearing-house can provide the arenas for deciding the trade-offs between speed and deliberation in real time.
4. Government needs to be committed to supporting fully inclusive planning processes as soon after the disaster as possible. This includes local government.

Chairpersons Recommendation

That the Board establish the **Spreydon/Heathcote Earthquake Recovery Design and Capability Advisory Committee – Panel**. The aim would be to provide a mechanism to ensure good designs in commercial areas of the ward in relation to earthquake rebuild matters. The functions and structure of the committee would be as set out in the attached terms of reference.

That the Board request staff advice on the best options for progressing the operation of the **Spreydon/Heathcote Earthquake Recovery Design and Capability Advisory Committee – Panel** as part of the assessment process for resource consents.