



The integration of the risk in the governance of urban projects: a key issue for a resilient city

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Despite a severe regulation concerning the building in flooding areas, 80% of these areas are already built in the Greater Paris (Paris, Val-de-Marne, Hauts-de-Seine and Seine-Saint-Denis). The land use in flooding area is presented as one of the main solutions to solve the ongoing real estate pressure. For instance some of the industrial wastelands located along the river are currently in redevelopment and residential buildings are planned. So landuse in the flooding areas is currently a key issue in the development of the Greater Paris area.

Tools and measures, structural or non-structural such as warning systems, barriers, etc do exist and could be a smart way to improve the resilience of the new urbanised areas. The technical solutions are available and efficient, but we notice that these tools are not much implemented. There is a lack of flood risk concern among the stakeholders and the inhabitants¹.

How landuse stakeholders could integrate the flood risk in the decision making process throughout the implementation of the urban project? Which type of governance favours an efficient development of good flood risk policy including prevention, protection and the management of the crisis?

What is the “good” governance of the urban project e.g. enabling to take into account or not to forget the flood risk and to empower the (future) inhabitants? This inhabitants’ empowerment includes the improvement of awareness (i.e. inhabitants being aware that they live in a flooded area) and the improvement of concern (i.e. inhabitants adopting the “right” behaviour when the risk occurs).

In order to investigate how flood risk is or could be integrated in the project governance, we interviewed stakeholders (elected representatives, architects, property developers, etc.) and observed the integration or the vanishing of the risk throughout the project.

In order to develop this topic we rely on a case study. The “Ardoines” is a project aiming at redeveloping an industrial site (South-East Paris), into a project including residential and office buildings and other amenities. In order to elaborate the master plan, the urban planning authority brought together some flood risk experts. With the remarks of the experts, the architect in charge of the landuse elaborated the master plan taking into account the flood risk; reducing vulnerability of the area and improving the resilience in case of floods, towards a threshold plan. How the experts’ recommendations appear in the execution phase? We will show how the project completes or departs from the regulatory policy concerning the drawing up and the implementation of the prevention/protection against flood risk in France. How the vulnerability reduction or the resilience improvement reproduce the regulatory fragmentation, i.e.; on one hand the risk prevention plan and on the other hand the crisis management? We will demonstrate how a resilient approach should mix the several regulatory segments and put the inhabitant in the middle of the urban project thanks to suitable urban forms.

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