

CBE BULLETIN

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for a better built environment



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Disclaimer

We welcome your comments and contribution to this publication. Views expressed in this newsletter, specifically in articles that profile other built environment stakeholders, are not necessarily those of the CBE.

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Dear Reader

Violence against women and children are perennial societal concerns. However, the November – December months fortify the spotlight on the human rights realm. The worldwide 16 Days of Activism for No Violence against Women and Children Campaign aims to raise awareness of the negative impact that violence and abuse have on women and children, and to rid society of abuse permanently. Key dates to observe in this period are:

- **25 November: International Day of No Violence Against Women**
- **29 November: International Women Human Rights Defenders Day**
- **1 December: World Aids Day**
- **3 December: International Day of Persons with Disabilities**
- **10 December: International Human Rights Day**

This month's issue is a patchwork of "all sorts of everything." In observance of the National Disability Rights Awareness Month (3 November – 3 December) Amanda Gibberd, director of Universal Design and Universal Access in Public Transport at the Department of Transport contributed the feature article with useful pointers for built environment practitioners in planning, developing and construction.

Other highlights of the month were the opening of the first High Court in Mpumalanga by President Cyril Ramaphosa. The facility was presented to the community jointly by sister entity IDT, and the Departments of Public Works and Infrastructure and Justice. CBE kept busy with two MoUs in the bag – with the University of Pretoria and Feenix. ACPM rewarded excellence to its top-notch developer members.

As the year winds down, and we prepare to go on a well-deserved break with family and friends, the publication team of the CBE Bulletin wishes all readers a safe and enjoyable holiday season. May the New Year bear fruit to your hopes and dreams.

Regards

Evelyn Bramdeow

"Abled does not mean enabled. Disabled does not mean less abled."
Khang Kijarro Nguyen

Universal Design, Universal Access and Reasonable Accommodation in the Built Environment



Amanda Gibberd

Amanda Gibberd is director of Universal Design and Universal Access in Public Transport at the Department of Transport. She is responsible for monitoring and evaluating the implementation of the Accessible Public Transport Strategy, currently introduced through integrated public transport networks in 13 cities, nationally. Amanda is responsible for the accommodation of universal design standards in transport systems, capacity building of municipal staff and ensuring the involvement of stakeholders (passengers and pedestrians). This includes the investigation of complaints received by users; focusing on the safe, equal and dignified passage of people with disabilities and other universal access passengers on public transport systems.

This month highlights National Disability Rights Awareness, recognising the contribution that people with disabilities have made to the founding of democratic South Africa. South Africa has an intimate relationship with the global disability rights movement; the beginnings of the social model of disability are evident in Nelson Mandela's 1964 Rivonia trial speech, long before the rest of the world woke up to the revolutionary concepts of disability inclusion in the 1980's. It is therefore hardly surprising that South Africa was probably the first country in the world to recognise disability equality as a Constitutional issue, alongside race, gender and other defining rights.

Now, in 2019, 180 out of 195 countries in the world have signed and ratified the United Nations Convention on the Rights of Persons with Disabilities (UNCRPD). Disability inclusion forms part of the Sustainable Development Goals. Goals 10 and 11 directly affect the built environment and the National Development Plan. The UNCRPD is a national objective through the White Paper on the Rights of Persons with Disabilities, 2015 (WPRPD). The Promotion of Equality and Prevention of Unfair Discrimination Act, 2000 (PEPUDA) already references universal design, universal access and reasonable accommodation; tools to achieve disability equality (Chapter 2 Section 9a-c) through safe, equal and dignified access.

Ten years ago, standards were introduced that directly apply to public buildings, public space, transport and housing. SANS 10400 Part 5 contains minimum standards for facilities so that they are accessible to people with disabilities as well as people without. The National Land Transport Act, 2009 guides the provision of universal access to all transport systems throughout the country, in all forms of transport. In 2017, the Department of Transport (DoT) developed new standards for pedestrian crossings by applying SABS 10400 Part 5 to this important part of a safe roads environment, specifically. This is called National Technical Requirements, 1 (NTR 1).

Why is this relevant?

Universal design, universal access and reasonable accommodation are concepts that affect the planning, design and construction of the built environment. Through the implementation of minimum standards that support universal design, equitable services are made available. All levels of government, supported by state owned entities (SoEs), planners, designers and construction professionals have a responsibility to implement universal design. There are legal ramifications for its non-implementation through the equity courts, and as the Promotion of

Universal Design, Universal Access and Reasonable Accommodation in the Built Environment (continued)

Equality and Prevention of Unfair Discrimination Act (PEPUDA) gathers momentum, the likelihood of legal action on non-compliance increases.

There are personal reasons for professionals in both government and the private sector, to think very seriously about the way that these minimum standards are applied. The built environment is something that we will use throughout our lives, whether we have a disability or not. As we move through childhood, our youth, as young adults, middle aged and elderly adults, we all follow the same life cycle. Regardless of gender, whether we have a disability at one point in our lives or permanently, if we have children or not, we are affected by the way the built environment is planned, designed and constructed. Apartheid was a practical demonstration of how the built environment could be used to make people's lives either unacceptably difficult or impossible to live. Unfortunately procedures governing the built environment have not changed, and this often goes unnoticed. People who do not have direct experience of disability tend not to notice this until they are quite old. Effectively, we become trapped as our decrease in functional ability speeds up from the age of 55 onwards. If we plan to disable people with disabilities and elderly people now, we are planning an extremely restricted and expensive existence for our future selves in years to come.

Universal design is already supported in South African legislation. It requires government, planners, designers and construction professionals to thoughtfully consider how to make the environment as easy to use as possible for people who are the worst affected by existing barriers. In doing so, our role is both to be mindful of the needs of others now, following the values of ubuntu, and our future selves. The principles of universal design are:

1	Equitable Use	4	Perceptible Information	7	Size & Space for Approach and Use
2	Flexibility in Use	5	Tolerance for Error		
3	Simple and Intuitive Use	6	Low Physical Effort		

The following advice and queries assists government, planners, designers and construction professionals to understand their pivotal role in achieving universal access to services:

Planning and governance

Thoughtfully consider the distances that people travel; walking all the way to destinations or using public transport. Whilst accommodating all forms of transport, make sure that the needs of universal access pedestrians are prioritised above those driving. In this way it becomes safer, easier and more pleasant to walk or cycle for everyone. In not doing so, planners can make people's lives unacceptably dangerous or extremely wretched.

Make sure that municipal and provincial planning principles follow universal design principles because these are the foundations of a universally designed built environment.

Put by-laws and standard policy guidelines into effect for urban development, that reference SANS 10400 Part S and NTR 1, and universal design. There must be explicit reference to the expectation that government and development planners will comply.

Are there processes in place in municipal and provincial government to ensure compliance with SANS 10400 Part S and NTR 1 in development planning?

Ensure the championing of compliance with minimum standards that support universal design by all levels of government, national Departments and SoE's with influence over the built environment; through policies, frameworks, financial reporting and accountability.

Universal Design, Universal Access and Reasonable Accommodation in the Built Environment (continued)

Design

Do designers use SANS 10400 Part S and NTR 1 in the widest sense? Design for inclusion by applying these standards widely, bridging the gap from planning to design rather than limiting the application in the narrowest sense. PEPUDA already requires it.

Specify products that support universal design, not those that cause accidents.

How do designers take responsibilities to assist construction professionals, particularly emerging contractors? Make it possible for them to succeed rather than setting them up to fail, by working with ranges of dimensions that will automatically ensure compliance.

Construction

Construction professionals must be mindful that the quality of their work can create barriers to access. Are all contractors trained to ensure that they are able to comply?

Construction professionals help by responsibly notifying managers where designers or planners do not comply with minimum standards that support universal design.

Remember the cost of modification is at least 50% more expensive if minimum standards are not implemented. Whilst planners or designers might protest when universal design concerns are raised, in the long run the contractor and government will be saving the project significant costs where barriers to access have not properly been addressed.

There has been a lack of attention to this area of built environment development. Officials, planners, designers and construction professionals cannot claim expertise unless they are able to specifically prove they have studied disability inclusion and the implications of the social model of disability in the built environment. This lack of competency affects the ability of government to implement its own policies. Barriers to access are planned or designed into the built environment, making policies unaffordable to implement. Please contact the African Association of Access Professionals (AAAP) for capacity building and qualification options.¹

This is an exciting time for the public and private sector to deal with the architectural apartheid within the built environment that disables all of us at some point in our lives. It is a defining moment to develop a system through which this element of spatial justice can be achieved by removing these barriers; and we all have a role to play in achieving it.

2019

PROJECT MANAGEMENT EXCELLENCE AWARDS

***"Excellence in Project Delivery Through
Industry Leadership"***

International Award Winner

GHC AFRICA PROJECT MANAGEMENT

For the project 335 Place, Accra, Ghana

National Award Winner

MITCHELL DU PLESSIS PROJECTS (PTY) LTD

For the project The Junxion Mall, Phillipi, Cape Town



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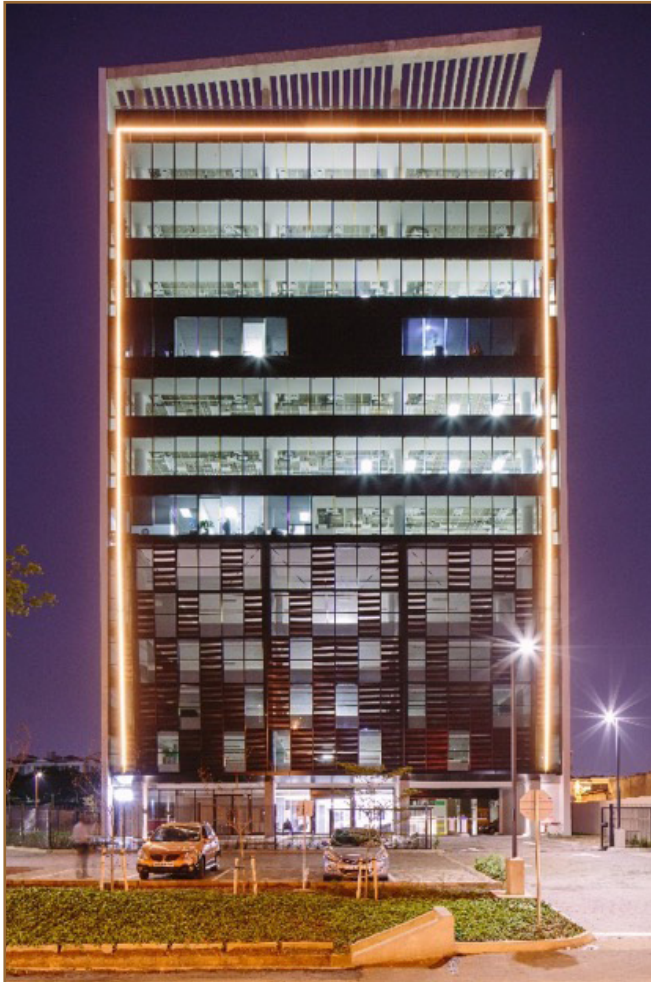
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2019 ACPM Excellence Awards

International Excellence Award: 335 Place, Accra, Ghana



335 Place is a 12-storey building that stands as an iconic landmark along the George Bush Highway in Accra. The office building consists of small retail elements on the ground floor, four storeys of structured parking and eight storeys of A grade office space. The building has advanced services infrastructure including water and sewerage treatment plants, and its design complies with a four star green building rating. The building was completed in record time, setting new standards in Accra for building quality and project completion periods.

GHC Africa

Operating in Africa requires an unique set of skills. We at GHC AFRICA are a solution driven Project Management firm with service delivery being the focus of our processes. We have dedicated teams across the African continent controlling all aspects of the project life cycle from conception to handover. Our award-winning teams do this by operating around a consistent set of core values which distinguishes GHC Africa from the rest.... ***"Managing not monitoring – Leadership through excellence"***

National Excellence Award Winner: The Junxion Shopping Mall, Philippi, Cape Town, South Africa

The 25 000m² shopping mall in the heart of Philippi, an impoverished underdeveloped racially segregated urban area, cost around R200 million. Whilst there were challenges of inclusion and participation of community groupings during construction, the outcome was successful thanks in large part to the empowerment and engagement plan with the community led by Mitchell Du Plessis Projects (MDA).

The centre has now opened its doors and has tenants Pick 'n Pay, Boxer, Truworths, Clicks, KFC and McDonald's amongst many others.

Sustainable design was an essential element that included a significant component of photovoltaic technology to provide long-term operating and environmental efficiencies.

2019 ACPM Excellence Awards (continued)

Mitchell Du Plessis Projects (Pty) Ltd (MDA)

Mitchell Du Plessis Projects (Pty) Ltd (trading as Mitchell Du Plessis Associates), and more commonly known as MDA, is a specialist dedicated professional project management consultancy in the built environment.

Over the past 40 years, MDA has managed and delivered conventional ground-breaking projects professionally and successfully, through the wealth of knowledge and expertise of its diverse project management teams skill sets, and the ability to match the skill sets appropriately to project needs.

MDA's extensive network in the industry provides a platform to select the right individuals for each required discipline at project inception, which is then professionally managed to final completion, and even beyond where required.

As MDA have the ability to manage processes and people, its projects span the full spectrum of the development industry - from residential, hospitality, retail, mixed use commercial developments, industrial, medical, transportation to institutional type projects, valued between R8 million to R8.5 billion.

Some of MDA's other projects are Aurum Presidential Residences, Oude Werf Hotel & Restaurant, Harbour Bay Simonstown, Macsteel Service Centre, MyCiTi & GOGEOGE, Cape Town Stadium, Cape Town International Convention Centre 1 and the V&A Waterfront.



Out-and-About



Mpumalanga received its first High Court recently. The impressive R1.2 billion facility (left) was opened by President Cyril Ramaphosa and handed over to the community by Minister of Public Works and Infrastructure, Patricia de Lille (right).



Shake on it.... The CBE (represented by Chief Executive Officer Priscilla Mdlalose) and the University of Pretoria (represented by Vice Chancellor Professor Tawana Kupe) signed a Memorandum of Understanding to collaborate on common areas of their mandates such as research, transformation and preparation for the Fourth Industrial Revolution.

Out-and-About



Show me the money: The CBE recently signed a MoU with Feenix™, the student-funding arm of Standard Bank. Celebrating the occasion are seated Johan de Ru (Feenix™ CEO) and Priscilla Mdlalose (CBE CEO). Looking on are the CBE team standing from left to right: Dr Ehrhard Visser, Mokgema Mongane and Martin Mabitsela.



The Free State Provincial Public Works Department hosted the DPWI Communicators Forum in Bloemfontein on 14 November 2019. The Forum meets regularly to align communication messages and activities, and to brainstorm on solutions to common challenges.