

A FRAMEWORK FOR THE CONCEPT PAPER FOR WSHP

1. INTRODUCTION TO THE PROBLEMATIC

On behalf of the WSA executive, we are inviting the Subud organization to take some important proactive steps to ensure that Wisma Subud has a viable, useful and meaningful future. This need originates from a request from Wisma Subud stakeholders to the WSA to help coordinate the work of WSHP, which was accepted at the World Congress in Jan. 2010. The background to these facts was described in more length in a paper commissioned by the WSA in July 2010, and written by Josephine Bacikin and Garrett Thomson.

The specific suggestion is that the WSC endorse the proposal drafted at the end of this paper. In brief, the proposal is that MSF trustees use some of the capital of the Bapak Legacy Fund in order to participate with other donors in the purchase of key properties in WS. This proposal is subject to important necessary conditions and qualifications. This paper outlines a suggested proposal for developing a concept paper for the use of WS; it specifies the next practical steps to be taken given WSC approval; and it provides a draft proposal for WSC to consider.

2. THE NEED FOR A SOLUTION

a) Presently, the community includes both Subud families (62% of residents) and non-Subud members (38% of residents). With the support of WSA, WSHP has determined that this balance should not move further away from Subud ownership, as Bapak was clear that Wisma Subud was for Subud members.

b) Wisma Subud needs to be integrated into an overall officialised site-plan to prevent the municipal government from constructing roads through the centre.

c) The houses of Bapak constitute a heritage within Subud and in the longer-term for humanity. As such they need protection and development.

d) The centre has many interesting possible uses for Subud locally and internationally, for the general public of Jakarta and for the interface. However, to maintain this potential, we need to act soon.

3. BASIC PRINCIPLES

Long-term aims: Wisma Subud is an embodiment of the inner culture of Subud and of its outer expression in the world. It is a centre for education, culture and entrepreneurial training that is alluring to the general public, vibrant and commercially profitable. It is an important and attractive interface between the general public and Subud. It is a central part of our heritage, as the first home of Subud, with engaging Subud activities for the local area and for the international community, in addition to latihan.

It does so with five components:

- a) A commercially viable business centred around education, culture and entrepreneurial training facing or close to the street, with restaurant and coffee shop facilities
- b) A series of interface buildings that introduce Subud and Bapak to the general public and Subud members.
- c) The inner core of facilities for Subud members: the latihan hall, archives and other amenities.
- d) A Subud community
- e) Green spaces that encompass a) –d).

Key Principles:

- 1) Wisma Subud and Bapak's houses should be considered as part of our Subud history and heritage, which require protection. However, they should not be considered or treated as holy places or places of pilgrimage. Nevertheless, their design and use would reflect the spiritual values of Subud and their outer expression.
- 2) The core part of WS together with Bapak's houses would be considered as a heritage site with a multi-purpose function. This core part of WS would include initially Adi Puri, Bapak's garden, the Guest House, the latihan hall with surrounding lands. This core part would be managed in a self-financing way by a new Yayasan or by a partnership with main Subud stakeholders in WS. Ownership questions will be discussed later in the paper.
- 3) Their use should reflect the principles of Subud and of Bapak's life, and will include the following functional-areas. Needed spaces include:
 - a. For cultural, educational and entrepreneurial activities that benefit the public and which generate profit to sustain the center economically
 - b. High quality restaurant and coffee shop facilities open to the general public
 - c. Guest house or hotel facilities (but only if economically viable)
 - d. Bookstore in public area
 - e. To introduce the general public to Subud and the life of and vision of Bapak
 - f. For people to consult the writings, talks and letters of Bapak;
 - g. Space for latihan and other Subud activities (helper work and training).
- 4) Relevant parts of Wisma Subud (and Bapak's houses) would be owned by the worldwide Subud community, through WSA or MSF or their representatives.
- 5) These heritage sites should be considered as a heritage site for present and future Subud members and, in the long-term future, for humanity generally.

- 6) WSA, MSF and Subud Indonesia would not be financially liable for the operational costs of the centre, and would not be required to economically sustain the centre.

4. A PRELIMINARY OUTLINE VISION

One vision is of an urban village of exquisite design and harmony of purpose. It would be an oasis of quiet and beauty amidst the traffic and encroaching towers of Jakarta. The heritage site would function alongside a community that follows the ways of Subud, which works with a unity of purpose. The hub of this heritage site would be an internationally recognized centre of higher culture/learning and conference/commerce centre designed around the three core elements: Latihan Hall, Adi Puri Centre & The WS Guest House/Hotel.

The core heritage site would develop around the three foci of: the Latihan Hall, Adi Puri & the Guest House. This would require the judicious acquisition and development of intervening properties.

Adi Puri fronts significantly on Jalan Fatmawati as a centre for culture, learning and entrepreneurship training. It has already established a regional reputation as a modest but deeply peaceful centre for small conferences, business meetings and social events.

As visualized by both Malcolm Wildsmith & Muchtar Martins, the space behind Adi Puri would be linked directly to the latihan hall with pathways and landscaping, and in a later stage, with permanent exhibitions on the life of Bapak and Subud, and an international archive building.

The existing random 'add-on' developments around the Latihan Hall need to be halted in favour of a WS Community Building-Plan, which determines height lines, design elements and infill potential (laneway/mews housing in addition to current infill housing).

The envisioned final development might be bowl-like with 3 storey-high structures at the periphery cascading towards the centre of the village around these core elements. These height lines may be determined the height of the new monorail line to run along Fatmawati at close to the level of the upper floors of Adi Puri. The whole centre would be surrounded by a semi-open privacy fence (i.e. a breathing wall), which is punctuated by trees and greenery to emphasize the oasis aspect of the Centre.

The Latihan Hall Plaza, Adi Puri and the Guest House complex would remain as the central elements of the heritage site. Given its prominence at the front of the compound, Adi Puri remains the centre-piece from J. Fatmawati. We envisage increased daily activity in Adi Puri including with, for example, evening courses in business and social entrepreneurship, and other educational and cultural activities of quality and benefit to the local community.

5. LONGER TERM POSSIBILITIES

In a later phase, there are further possibilities:

Hotel: the present Guest House may have a proposed new wing to be added as the second arm of an 'L' shape adding 20 new rooms as a themed hotel, if this is commercially viable.

Green Belt: There is scope for a central park area with a green belt around some of the edges of the compound. These green spaces are the lungs of the urban village embedded in polluted Jakarta. As such they need careful protection from development in order to provide a modest green screen at the edges of the village. This assumes also that there would be a wall of trees/fencing that protects and defines the 3.5 ha village area from the existing and proposed district roadways that will surround WS.

Roadways: There is only one entrance to the 'Q' shaped roadway currently encircling the Latihan Hall. It is possible that further developments will necessitate spur roadway development, perhaps in the Mitchell household /Subud Indonesia corners and possibly in the upgrading of other smaller existing pathways/roadways.

Residential/commercial units:

The residential and commercial/office spaces (KRE/Altar, YUM former Pope/Horthy blocks etc.) areas around the Latihan Hall/Plaza and the Guest House need to take their future development design/height line cues from these core structures in the Concept Plan.

Link Elements:

The areas between the three core structures include 10 small clusters of mixed dwellings and offices. These include: the former IDC block; the KRE/Altar offices/former 'Horthy/Pope/Usman' block; the JakArt/Cultural Centre area; Subud Indonesia block; the 4-plexes adjacent to the Latihan Hall; the 'Mitchell House corner'; the 'Lerrigo block'; and the YUM/adjacent offices area. In the overall urban plan, each of these is an organic aspect of the fabric of the whole, but always as enfolding the core three defining elements. Each cluster needs to have its design/purpose and development potential identified as part of the whole.

New Structures:

A new gatehouse/reception building by the gateway is proposed. Other new structures might include new offices around the existing office areas near the entrance & beside the latihan hall/YUM offices. Others again may include infill development of mews housing in appropriate segments of the compound. Existing roadway housing designs would be strictly managed to conform to the larger entity's design sensibilities.

5. PRACTICAL STEPS TO REALIZE THIS PLAN

Phase I: Preparation

1) The WSHPP to develop a preliminary concept paper. The concept paper needs to embody the underlying principles outlined at the beginning of this paper. The other elements:

- a) A central team within WSHPP to initiate the Concept Plan process as prelude to the parallel Heritage Planning process
- b) A long-term action plan defining the next steps that includes income generating activities and a feasibility study
- c) Include also a preliminary feasibility study, as well as the master plan that would need to go for the authorities for Napak Tilas or other forms of local heritage protection.
- d) How to acquire key properties as they become available to maintain and increase the Subud ownership;
- e) How to halt all random and speculative building developments;

2) YMS and YS will have MSF as a founding member.

3) Ibu Rahayu needs to be asked about transferring the two Bapak houses to MSF.

4) New legal entity to be set-up.

5) Future ownership and partnership issues to be agreed on.

6) MSF, GHFP and others to put together funding to acquire key properties for the central heritage site within WS.

Phase II: Initial Phase

1) The purchase of key buildings

2) Arriving at an agreed Concept Plan with all stakeholders and residents in 2013.

3) Business plan for commercial activities

4) Physical modifications (such as landscaping) to improve the site and newly acquired buildings

5) Capital Budget for Stage IV: both commercial and heritage. Raise capital.

6) Working annual current budget for the heritage site including 2 Bapak properties

7) Presentation of new master-plan to local authorities

8) Initiation of local heritage protection (including Napak Tilas)

9) Capital for commercial activities

Phase IV: Towards Economic Stability

- 1) Begin commercial activities

- 2) Decide and begin work on key elements for the next step of the physical development of heritage site (e.g. new buildings between latihan hall and Adi Puri)

Phase V:

- 1) Identify other key developments e.g. the Guest House extension development; a new gatehouse/reception area.

- 2) Review plan

8. CONCLUSION: WSA PROPOSED RESOLUTIONS