PUBLIC SPACE IN HOUSING ENVIRONMENT :
A COMPARISON STUDY
CONDITION BETWEEN INDONESIA AND DEVELOPED COUNTRIES

Study Case : Housing in Around of Bandung

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Abstract :

There are various problems of public space in around of housing environment in Indonesia as one of developing countries, the more so in big cities. For example public spaces around housing environment which were built by developer. The high land value is always attractive for developers to expand housing development. Meanwhile on the other hand, by the time public spaces in the city becomes restricted because of development of various facilities and also in various functions. Public spaces in suburban also reduce due to the growth of population that increases the need for housing land until peripheral area.

There are basically different, condition between developed countries and developing country such as Indonesia. In fact, their city planning has relatively been better. Planning for space as well as for building has considered comprehensive thought of many aspects. If that is comparing with the planning in developed countries can be marked, city planning in Indonesia is still categorized so "early". Often, cities in developing countries even grow toward unplanned cities, as one of factors is because city planning is not the same as the practices in the field. On the other hand, city problems have been more complex if compared with city planning strategies. Many cities have changed into fast growing cities where are becoming more difficult to solve, on the other words we need comprehensive solutions.

Introduction
Public Space in Housing Environment

Bandung has position at the fourth as the city with high population in Indonesia, with area 402 hectares Bandung has population 205.465 inhabitants. It means Bandung has density 125 inhabitants per hectare, quiet far from PBB standard with inquiry of density is 60 inhabitants per hectare. The density of population always deals with housing problem, so that Bandung could be predicted has complex problem of housing. There are scattered many slums and squatters. Among 139 of *kelurahan* in Bandung, 60 *kelurahan* is categorized within nearly bad, 43 as bad and 19 as very bad. There are only 17 *kelurahan* categorized as good.

Land use regulation in Bandung and in many big cities in Indonesia is often not plain, and in fact, often it becomes the root of housing problem. There are scattered a large numbers of private housing in many cities. Regarded from one side, private sectors have fullfilled a part of housing needs in the city, however in the other hand, there are still a large number of inhabitants who do not have access to satisfy their housing needs.

Formerly public space was also exist, there were Agora in Yunani, Forum in Roma, Marketplace in the Middle Century, City Square in Renaissance Period, Streets as public space on Paris City Planning in the early of 19th century. In the process of the growth of public space, there were Parks Movement and Playground Movement which were commenced at the edge of 16th Century. Furthermore in our daily life we can also find public spaces, such as: City Square (*Alun-alun*), playground, pedestrian, or an open space in around of the housing area.

On this writing it is especially analysis to public spaces around housing environment in Bandung City as one of big cities in Indonesia. Housing problem in the city is often so complicated. According to study that has been done by BIGS[1], there are two reasons. The first is because of high numbers of housing needs, and the second because the action to fulfil housing need does not balance with the total of housing needs. Meanwhile, based on Susenas Data (2001), it is required 800 thousand of new houses in Indonesia

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[1] Bandung Institute of Government Studies

every year and 13 million of houses need improvement. On this condition, it is further certainly impact to public spaces and/or open spaces around the city, those certainly will find constraints.

Regarded from its formation process, housing can be distinguished into planned housing and unplanned housing. On planning of housing such as housing development by private sector, public space is to be provided from a part of the whole area for housing. Nevertheless, there are only a small number of developer have adequately fulfilled public space for the communities. Developers always more interested in maximizing the number of houses. Whereas on the other side, housing owners often covers open spaces surround their houses with concrete or paving block. The City's Government, as we know, often does not have clear regulation to handle various problems. Meanwhile, on the other hand, unplanned housing have more difficult condition, public space is only the left space inside of high density of housing. Moreover, often unplanned housing is getting marginalization.

There is similar to housing formation process, formation process of public space is also divided into two different processes. The first is which grow naturally (without planning), it occurs because of routine as well as specific use, or because of concentration of peoples with their specific activity. Then the second is which grow by planning process, formed due to idea of city planner, architect, landscape architect, or requested specifically by the client, probably, as the result of urban planning area (as the consequence of the development of housing, offices, or another public building). However, public space could probably to be formed because of both two reasons above (Carr: 1992).

### Definition and Requirement of Public Space in Housing Environment Planning

There are several definition of public space, are as follows :
1. Public space is as connecting media of communication among communities. By group of people, spread and unity become probable. Public space could be owned and be managed by someone, however, not be forbidden for public to come there. Public space, either planned or unplanned public space, is defined as open space and can be penetrated by communities. Examples of this are contain of: plaza, mall, playground, etc. On that facilities are often completed with pedestrian, chairs, water, grass, plantations, etc (Carr: 1992).
2. Open space is as a place in where someone has the right to enter this space without payment. (based on Dr. John Grohol's on Wikipedia article of "Public Space")

According to Carr (1992) analysis of people's needs on public space, there are points out, five kinds of reasons that must be considered: (1) Comfort, (2) Relaxation, (3) Passive engagement with the environment, (4) Active engagement with the environment and (5) Discovery. Meanwhile, based on Kevin Lynch theory (1981) there are five kinds of right on an spatial right: (1) Presence, (2) Use and behave, (3) Appropriation, (3) Modification and (5) Disposition. Without change the content of Kevin Lynch theory (Carr: 1992) points out five kinds of right on public space: (1) Access, (2) Freedom of behaves, (3) Claim, (4) Change), and (5) Ownership and disposition.

However, based on Planning and Design Workbook for Community Participation that was prepared for The New Jersey Department of Community Affairs by Princeton University, School of Architecture, Research Centre for Urban and Environmental Planning, there are more specific description of open space arround housing environment. Among these, it is suggested 7 alternatives of design[2] as shown on the pictures below:

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[2] On book has title Site Planning Standard, (De Chiara and friends 1978).
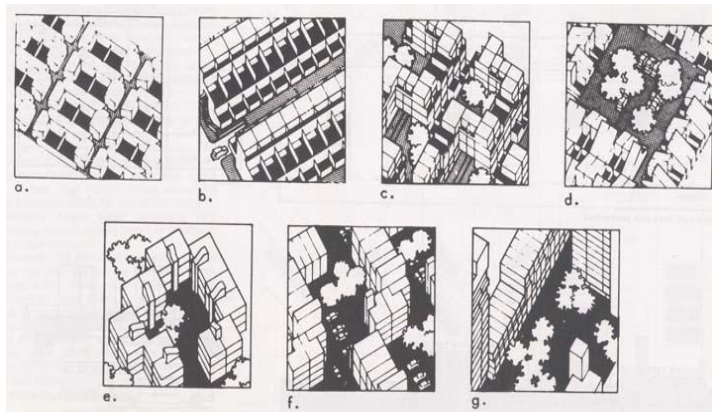
Picture (1)
(a) Private open space on an area located beside of living unit; public space area is decreased, become only as the circulation area. (b) Private open space on or in building located beside of living unit; public space is decrease become solely as the circulation area. (c) Private open space in outdoor, on or in building located beside of living unit; public space is owned by groups of living units. (d) Private open space in outdoor or in the building located beside of living unit; public space is gathered with parking area owned by groups of living unit. (e) Public space is owned by groups of living unit. (f) Public space is gathered with parking area and owned by groups of living unit. (g) Public space is owned by all groups of living units.

Open space is a part of essential component within the whole consideration of housing development. On the book Site Planning Standard, there were completely explained by De Chiara, and friends (1978) encompasses: land use intensity, contour, utility, open space, land pattern, and parking area. Associated with this, seven design alternatives as we see above is as one of example of land management. It will be more clearly if we look at following task about various examples of cases.

Several Examples of Public Space in around Housing Environment in Developed Countries

Example of green open space for public (Green Ways Public Ways) in housing environment in the central city.

Example of environment planning in waterfront. There is green belt where could also be as public space, besides of parks inside of hosing. There are a large numbers of such public spaces in developed countries.

Illustration of strategy to categorizing open space. Output of this strategy is variation types of open space based on conserve plants, suggestions of green belt position, consideration of water conservation, land topography, etc. **(Pictures 2)**
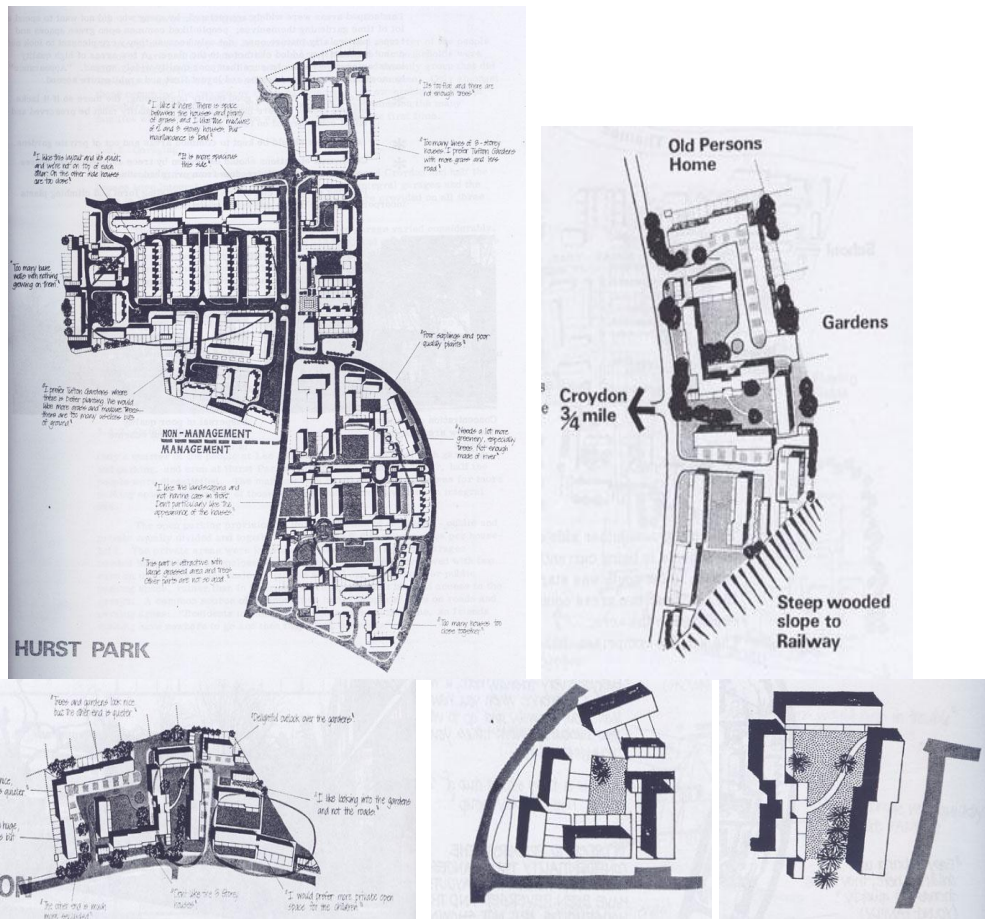

Public Space planning in Parc de Bercy Paris Social Housing

The King's Cross Estates
Designer : Tibbals Monro

Pictures 3
Source : Pictures above is taken from Urban Design Compendium, which contain of proposes, comparison
          studies, and results of projects for new towns planning in England.

Old Persons Home

Gardens

Croydon 3/4 mile ←

Steep wooded slope to Railway

HURST PARK

NON-MANAGEMENT MANAGEMENT

CROYDON

Pictures (4)
There are examples of illustration planning for Private Housing in London.
Shankland Cox and Associates, Town Planners and Architects
Pictures below are illustration of public spaces which exist.

Below is illustration of the condition which to be formed:

Pictures (5)
From pictures above there can be seen various public space, public space located around housing terrace, pedestrian around housing, pedestrian on the coastal of streets, design of children playground, etc. On landscape planning also consider landscape elements, as: plantation, bench, material choices, etc. There is separation, between group of houses for families who have little children and group of houses for families who have no little children.

Below is examples of other site plans :
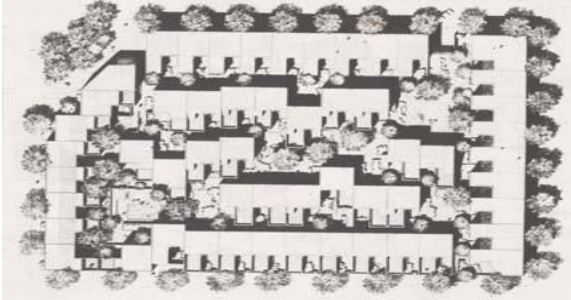
Example of site plan which can be penetrated only from 3 different entrances. There is dynamic space due to dynamic masses composition. It is can be seen that by this masses composition, the monotone impression can be reduced.
Source: Master Plan of Housing by The Stubbins Associates Inc.

There is consistency in building coverage regulation, It is practiced by consistency of boundary border line regulation then also provided with public space either open space or pedestrian. Although there is restriction of land, however consideration to avoid monotone space is maintained.

Location : Penn Landing Square, Louis Saueur Associates,
        Architectures, Philadelphia
(Pictures (6))

(Pictures (7))
There is an example of space composition by using neighbourhood conception (linkage among single houses with specific design of open space, street and pedestrian) and it is also can be seen dynamic composition of masses. From this site pattern can be seen that open space is possibly to be more effective (fulfil more numbers lots of land) if street pattern is not always linier.

Source: Subdivision Planning Standards, Federal Housing Administration, Land Planning Division.

Analysis
Condition of Public Space in around Housing Environment in Indonesia
Study Case: Public Space around Housing Environment in Bandung City

From several examples of housing environment in pictures above, it have been shown the tendency of which land efficiency is properly taken into consideration of the growth of the city. One of ways can be done by vertical housing or called as flat/ apartment/ social housing. Besides of these, unity housing is also mostly built in more than one stage. Open spaces inside of housing environment can be seen on illustrations in pictures (1) and (3). It is also can be seen how to plan open space by optimally using plantations, pedestrian, sitting place, children playground, and it is also consideration of separation of parking area. There is better comprehensive thought not merely making open space as empty land or

grassland, which have no the distinct function, how to use that is dependent upon the communities. It would be used as football field, as place for nomadic trader, or as place for carnival and/ or for erecting entertainment stage whilst commemorate August, 17th our Independence Day.

It is more difficult condition of housing environment in unplanned housing in cities of developing countries, included in Indonesia, mainly where are located on passageway, on coastal of train rail or on coastal of river. Public space for communities in this environment is only terraces of their houses which only have distance about 1-2 meter directly face with neighbour in the front. The coastal of street, vegetable-small shop, or terrace of mosque also frequently becomes temporal public spaces. As an example, vegetable small shop becomes as temporal place for have a chat (*gossip place*) for a group of madams in the morning. Mosque terrace or coffee small shop becomes alternative place of discussion for a group of males. Meanwhile many groups of young have a chat or play guitar in house terrace that face to the passageway. Often like those is the reality.

An area on the coastal of train rain in Jatayu Bandung. Public space is solely left spaces around of rapid housing as shown on the picture above.

Housing environment in Sarijadi. Sarijadi Housing Complex included as the first BTN housing which were built by Perumnas in 1975.
Pictures (9)

There is a better condition in elite private housing have price more than 500 million, as can be found in Batu Nunggal Estate for an example. It is can be seen that developer have built a better open space by gardening, garden bench ordering, completing with sport field, or children playground. However on the other hand, the communities in this elite environment are more rarely to gather in public space. They are so busy, going in the morning, and returning in the evening. Their children are often forbidden to playing too far out of their house. Open space in more elite environment like this, often only used by a part of local communities in holidays. Temporal traders are also used to coming there, using this opportunity.

Public space in Batu Nunggal Indah-Private Housing

Public Space in Arcamanik-Private Housing
(Pictures (10))

Open space around Guruminda Housing and Antabaru Housing, in East of Bandung, wide grassland, can be used for playing football or taken place for bazaar whilst commemorate our Independence Day, August 17th every year. Every

Mini market as commercial facility around Batu Nunggal Indah-Housing. The side of building is often used by communities to gather (sitting) there.

Open space around Bandung Indah Housing. It is can more obviously be seen in Site Plan as the last picture. Width enough, however, due to developer habit, unfortunately, not too long, can change becoming houses which are ready to sell.

(Pictures 11)

Public space

Picture (12) Site Plan of Batu Nunggal Estate

Other site plans are often not quiet different one another. Specific site plan, as has been presented in picture 7, is could be found in Triniti Housing or Villa Istana Bunga Housing in North Bandung. We can find more dynamic open space though land topography is often neglected, cut and fill to the land does not fulfil the right inquiries. There are many exists, in North of Bandung Area. Wherefore, the effect is high level of flood in South of Bandung when the rainy season is coming.

If a city has further becoming a fast growing city, indeed it should also be followed by adequate regulation, from the city's government to the village's government. However, the condition is not always so ideal. As an example, the writer ever did a research in Cihideung Village in the North of Bandung, it was found that the head of village did not clearly know about the last data of the growth of housing and also its environment in his village, the more so know about more detail problems in this village, about public spaces for example. So, how to maintain sustainability of public spaces especially in this area and also in Bandung city generally, if there is no sufficient consideration of management as well as funding?

On comparison study we have studied various theories or planning studies, for example public space in green belt area or in waterfront area. There were also ever planned in Indonesia. Unfortunately, often majority are still merely as planning, on RTBL for example, however it is not easy to build. As example is RTBL for Sungai Musi Waterfront, Palembang. In fact, it is complicated, how to build Riverfront Housing there, meanwhile the communities are used to washing their cloths or to taking bath using river water. They are also used to throwing garbage there too. Besides of that, river is also as their "automatic water closet". Then, for Bandung city, how to plan green belt surround housing environment, meanwhile it is often occurs destruction to conservation area for many reasons of development. So, how to build waterfront, meanwhile many kinds of industry are used to throwing waste water into rivers so rivers around the city becomes so dirty.

Comparing every condition in our country with progressing countries is as comparing the heaven with the earth. However comparison is certainly required. There are various important tasks can be learnt from the history of growth of many cities around the world, as an example is history of various European cities in the Industry Revolution Period. We could find similar social characteristic between communities in Europe or USA in the past with communities in developing countries at present. Nevertheless, those can not indeed automatically being practiced, as developer imitated California House Style in Karawaci Housing Jakarta as an example. In particular, architects should indeed have the better understanding, either to building or to environment which are being designed, because architect is certainly not as photo copy machine or as scanner machine.

Furthermore, there is also essential factor, considerations on toward modern city planning, as we have seen on several comparison studies; considering how the need of transportation facility, considering how to conserve historical building, or considering how to planning housing for the middle class. As we know Bandung with high population and also with high numbers of vehicles, it has actually needed Mass Rapid Transportation Facility (MRT). Bandung city also has high level of destruction to historical buildings. Besides of these, Bandung has social problems; urbanization, poverty and unemployment. In brief actually, it is relatively similar to other cities in developing countries. Bandung has higher need of dwellings for the middle class communities. Why is so important to deliberate about those? The answer is, because public spaces around the city, generally, and public spaces around housing for the middle class communities specially, are actually dependent on city land management. Meanwhile land management is never could be separated with social management.

This writing is principally not has purpose to state final solutions for public space in housing environment around Bandung City. Learning to many literatures about history of city planning around the world, so it should be needed analysis, not only partial analysis but also comprehensive analysis to solve various problems of city planning includes public space. May be, in fact there are already provided, various studies which are nearly ready to being practiced in the field, include studies of public space. Nevertheless, they have not been yet considered to be applied, solely become thesis as a requirement to finish education process or as city planning document which a small part only practiced in the field. However as the conclusion of this writing, the writer states several advices as written on the conclusions below.

Conclusions

The main requirement of public space (Carr: 1992) could be taken as standard. Several study cases above also could be seen. However, in particular there are actually different requirements between one country and another. So that, public space in Indonesia is certainly has different character mostly associated with social and culture.

From description above, there are stated several proposes for planning public space around city housing environment, as follows:
1. It must be started by returning to analyze towards city planning and also its related regulations. Often the city's government human resources, their regulations and strategies do not balance with complexity of city's problems.
2. Returning to study style of private housing built by developers which has been going on, in where often merely array houses, meanwhile various aspects of inquiry have been neglected; socio-cultural, politic (regulation) or natural environment, etc.
3. It must indeed be done calculation by comparing population rates with solution of providing housing need for fast growing city. Furthermore, it is needed multi expertises because multi dimensional problems have been occurred. It is also important to study various comparison studies, not to imitate, however to understand clearly the whole of processes. Cities in developed countries can grow properly and also sustain due to comprehensive thoughts.
4. Understanding as well as applying comprehensive space planning. A space although only restricted, it must optimally be considered to have the best meaning, included in planning for public space.
5. Considering into studies on public space in around housing environment which exists and/or which still as planning. It is important to know the right as well as better design of public space.
6. Land management approach[3] is one of alternative as the relevant first step towards integration city planning. It is essential on planning housing environment. By this, therefore, becoming

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[3] Land Consolidation, Land Sharing and/or Right Conversion Method

possible to realize public facilities[4] including spaces in unplanned housing environment which dominantly scattered in the big cities.

7. The last, solution that more detail is dependent on each case which specifically being found in the field, every case is certainly has specific character and also different solution.

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[4] Road, Public Space, Health Care Facility, Commercial Facility, etc