

Kundang Ulu Deep Analysis

FEASIBILITY METRICS



PLANNING FEASIBILITY



The geographic location at Latitude: 2.237896374623263, Longitude: 102.77172406500472 appears to be situated within a moderately developed area, characterized by a mix of commercial, educational, and public service establishments. The presence of schools (SMA Shamsuddiniah, Sekolah Kebangsaan PENCHU, SMK Lenga), banks (Maybank), gas stations (Caltex Grisek, G-Energy Trading), and police stations (Balai Polis Panchor, Pagoh Police Station) indicates a functional community with existing infrastructure. This suggests a zoning framework that likely accommodates mixed-use or commercial development, making new projects potentially feasible. Economically, the array of local businesses, from nurseries to food establishments and various enterprises, points to a vibrant local economy with potential for growth. The community value is evident through essential services, places of worship (Masjid Jamek An Nur Pekan Kundang Ulu), and recreational areas (Kompleks Geliga Grisek). The explicit community suggestion for a multi-story parking garage near tÊmwf6[¸ Kheng Hai actionable need, which can significantly influence planning decisions and ensure community buy-in. Overall, the area presents a robust foundation for strategic development, particularly those that address identified community needs and enhance existing commercial activities.

AI SITE AUDIT



Within a 10km radius of the given coordinates, the AI site audit reveals a diverse and active environment. The landscape is characterized by a blend of commercial ventures, educational institutions, public services, and community focal points.

Commercial and Retail: The area hosts a variety of businesses including Chuan Leong Nursery, Haimus Kerepek Pisang Tanduk, KhaTya Empire, Salaipor, KMSF Hair Care Supplies, Na Cahaya Berkat Enterprise, MAYTECK LIFE INDUSTRIES SDN BHD, Sheng Hao Industry Sdn. Bhd., and Ais Krim Malaysia Zulzila. This indicates a local economy driven by small to medium-sized enterprises, catering to daily needs and specialized interests.

Educational Facilities: Multiple schools are present, such as SMA Shamsuddiniah, Sekolah Kebangsaan Panchu, and SMK Lenga, signifying a significant student population and a focus on education within the community.

Public Services and Infrastructure: Essential services are well-represented with Caltex Grisek and G-Energy Trading (gas stations), Balai Polis Panchor and Pagoh Police Station (law enforcement), and Maybank (Pagoh SC) (financial services). A place of worship, Masjid Jamek An Nur Pekan Kundang Ulu, and a recreational park, Kompleks Geliga Grisek, further enhance the community's amenities.

Residential/Community Areas: The mention of 'Kg melayu' suggests a residential component, likely a traditional village or neighborhood, contributing to the local population base. The overall environment suggests a moderately dense, functional community with essential services and local commerce readily available.

SUITABLE FACILITIES



Considering the detailed site audit and the direct community feedback, several facilities would be highly suitable for this specific location and its demographics:

- Multi-Story Parking Garage:** This is explicitly requested by the community and directly addresses a critical need for parking facilities near commercial hubs like tÊmwf6[ª Kheng Hai Kedai Kopi. street parking congestion, optimize space utilization, and support local businesses by improving accessibility for customers.
- Community Hub/Integrated Commercial Space:** Given the presence of numerous local businesses and schools, a modern community hub could serve multiple purposes. It could integrate retail spaces for small businesses, offer co-working facilities, and provide meeting rooms or event spaces for local groups and educational institutions. This would foster economic activity and community interaction.
- Enhanced Public Transportation Infrastructure:** To complement the proposed parking solution and support the existing population, investing in improved bus stops, sheltered waiting areas, and potentially more frequent routes could encourage greater use of public transport, especially for students and local workers. This would reduce traffic dependency and improve overall connectivity.
- Recreational and Educational Annexes:** Leveraging the presence of Kompleks Geliga Grisek and multiple schools, expanding on recreational facilities such as dedicated sports courts (e.g., futsal, badminton) or outdoor learning spaces could benefit students and the broader community. These could be integrated with the proposed parking structure or developed nearby.

USER SUGGESTION





Actual community members have proposed a specific and actionable idea within 10km of this location: a Multi-Story Parking Garage Development. The proposal emphasizes "the construction of a multi-story parking garage to address the critical demand for additional parking facilities in the vicinity of objective is to "optimize space utilization and alleviate street parking congestion." This suggestion directly addresses a perceived infrastructure deficit, indicating a high level of community awareness regarding local challenges and a clear vision for a practical solution. The sentiment is geared towards improving accessibility for local businesses and enhancing the overall urban environment by mitigating traffic and parking issues.