

# Kampung Baharu Batu 28 Deep Analysis

## FEASIBILITY METRICS



## PLANNING FEASIBILITY



The geographic location at Latitude: 2.244506737823135, Longitude: 102.8397684205014 is situated within a vibrant, mixed-use area, indicating favorable planning feasibility. The presence of multiple educational institutions (SMK Lenga, Sekolah Kebangsaan Penchu, SMA Shamsuddiniah), various food establishments, and lodging facilities suggests a dynamic local economy and a community that values accessibility and services. While explicit zoning information is not provided, the existing blend of schools, commercial entities, and community points of interest implies a flexible zoning environment, likely amenable to further development that supports community needs and economic growth. The actual community proposal for a multi-story parking garage directly highlights an active community seeking infrastructural improvements, which bodes well for community buy-in on future projects.

## AI SITE AUDIT



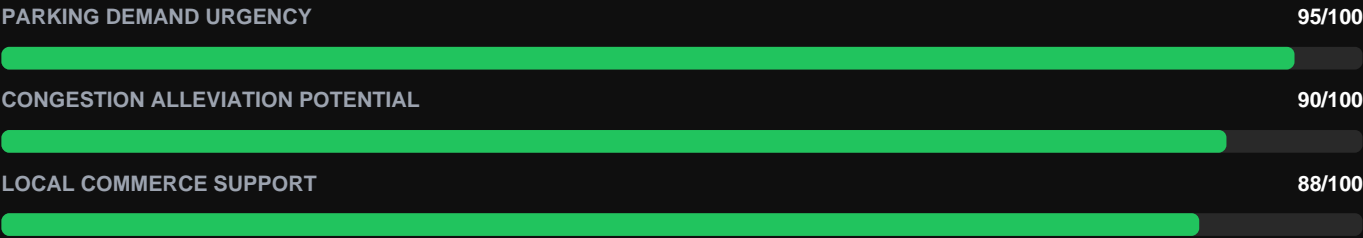
Within a 10km radius, the site reveals a diverse landscape of establishments. The prominence of educational facilities indicates a family-oriented or youth-centric demographic. Food and beverage outlets such as Salaipor and Warong Kuning Mak Siti, alongside various lodging options like Homestay Teratak Muar, suggest a degree of local commerce and potential for tourism or transient populations. The 'Pusat Komuniti Desa Lenga' functions as a community hub and transit station, underscoring the area's role as a gathering point. Mentions of 'Dusun Nukleus' and 'Pejabat Renjer Hutan Muar' hint at proximity to natural or agricultural landscapes, suggesting a semi-urban or rural-fringe setting. The overall environment appears to be a blend of essential community services, local businesses, and natural elements, requiring infrastructure that caters to both daily needs and potential growth.

## SUITABLE FACILITIES



Given the rich context of educational institutions, local eateries, lodging, and a community center, facilities that enhance community infrastructure and support local commerce would be highly suitable. A multi-story parking garage, as proposed by the community, is critically needed to alleviate congestion and support businesses like 'Kheng Hai Kedai Kopi'. Beyond parking, the presence of multiple schools suggests a demand for recreational facilities such as multi-purpose sports courts (e.g., futsal, badminton) or enhanced community green spaces for children and families. A modern community center with co-working spaces or educational workshops could further serve the diverse demographic. Given the 'Dusun Nukleus' and 'Pejabat Renjer Hutan Muar', eco-tourism support facilities or nature-based educational centers could also be explored, leveraging the area's natural assets.

## USER SUGGESTION



Community members have articulated a clear need for improved parking infrastructure. A specific proposal highlights 'the construction of a multi-story parking garage to address the critical demand for additional parking facilities in the vicinity of Kheng Hai Kedai Kopi'. The sentiment behind this idea is to 'optimize space utilization and alleviate street parking congestion'. This directly points to a pressing local issue affecting daily life and local businesses, indicating a strong desire for practical, space-saving solutions to traffic and parking challenges in a commercial area.