

Investigation on the Planning and Development of Selected Neighbouring Cities



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Abstract: The deficiency of policy and planning guideline regulation administering the neighbouring cities process has resulted in crucial urbanisation issues in the planning and development. This study analysed the neighbouring city's perception of the investigation of the neighbouring cities by examining planning's local authority, planning developer, and planning consultant's knowledge about neighbouring cities. In 50 questionnaire survey distributed to local authority department, planning developer, and consultant agencies in selected neighbouring cities in Malaysia, Cronbach's alpha and reliability analysis were applied for the method in this paper. The result shows that 80% of the respondent know what neighbouring cities are and can explain the planning process of neighbouring cities. These results have recommended strategies to introduce the proper policy and guidelines for the neighbouring cities.

Keywords- neighbouring cities, city boundary, planning process, policy, planning guideline.

INTRODUCTION

The influence of the conventional regulation on the land use system planning adds a new Measurement to the law and changing the coordination of zoning and the economy in the urban development for the neighbouring cities. Other than that, the absence of city boundary in terms of physical and clear boundaries in the development of local and city areas, causing management issues such as physical infrastructure and can cause a conflict of land use planning between the local authorities. Lack of accurate to up-to-date land use information in planning strategies causes poor coordination in land-use zoning. Many other researchers in a foreign country have taken steps to analyse the issues of neighbouring cities by providing the recommendation of legislation in addressing the problems in the neighbouring cities between the local authorities. Numerous types of research have enacted by foreign country such as China, USA, and Mexico to plan the proper planning strategies to encounters the issues and give the best solution to the parties involved in the planning process, especially for who are work in the planning field where a planning regulation need to be prepared to manage the neighbouring cities in the planning process. However, the right of the neighbouring cities such as jurisdiction and policy is also crucial to be protected.

Currently, in Malaysia, there is some policy and laws concerning city planning. For example, the Provision of Local Government in Malaysia. However, there is an absence of specific regulations governing neighbouring cities. Instead, it considers as part of the law contract in managing this issue. It is well understood that a policy and law between the neighbouring city's local authorities is sufficient to create rights and responsibilities between two parties. However, there are several and guidelines under the National Urbanisation Policy 2 (NUP2) that clarify what neighbouring cities and what types of boundary limit for the neighbouring cities in Malaysia are. However, the definition and guideline in the law are general and brief, not detailing the types of boundaries, and the specific guidelines for the planning process of neighbouring cities. It focused more on what is neighbouring cities and the kinds of boundary limit for the neighbouring cities. In addition to the act, several other laws also are applied during the planning process, such as the Town and Country Planning Act 1976 (Act172) and the National's Land Code (1963).

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This study analyses the investigation on the planning and development of the selected neighbouring cities in Malaysia as an introduction to administering the planning process to protect the planning and development in Malaysia. The result will reflect the percentages of respondent knowledge to improve the planning process, as well as the reason behind the regulation of neighbouring cities. This study sought to achieve three (3) objectives, which are (1) to analyse the planning's local authority, developer and consultant experience towards the neighbouring cities, (2) to identify the material and types of policy and laws that have used to handle and manage the neighbouring cities, (3) to put forwards strategies and improvement for a better quality of neighbouring cities offered to all planning's local authorities, developer and consultant.

NEIGHBOURING CITIES

A neighbouring city is a city that emerges from a single evolutionary process through which one agglomeration centre becomes two. Based on (Fujita & Mori, 1997), who were experts in the hierarchical evolutionary models mention that, each serving of agglomeration centre has a different set of functions within the metro-area economy. Neighbouring cities also refers to the boundary of municipal corporations, and in individual nations, the limits of the border may be expanded by annexation. Much as any two cities relationship between business-cycle experiences is becoming increasingly competitive. It is because these two cities have many differences in a variety of factors, for example, jobs, people, and economic activities. Nevertheless, unlike a single city, a neighbouring city is a city that overlaps in size and cities that have economic power. Neighbouring cities also have a political influence from a significant city to the central city in terms of the economy's performance.

The Town and Country Planning Department (2010) describes four neighbouring cities (figure 1).

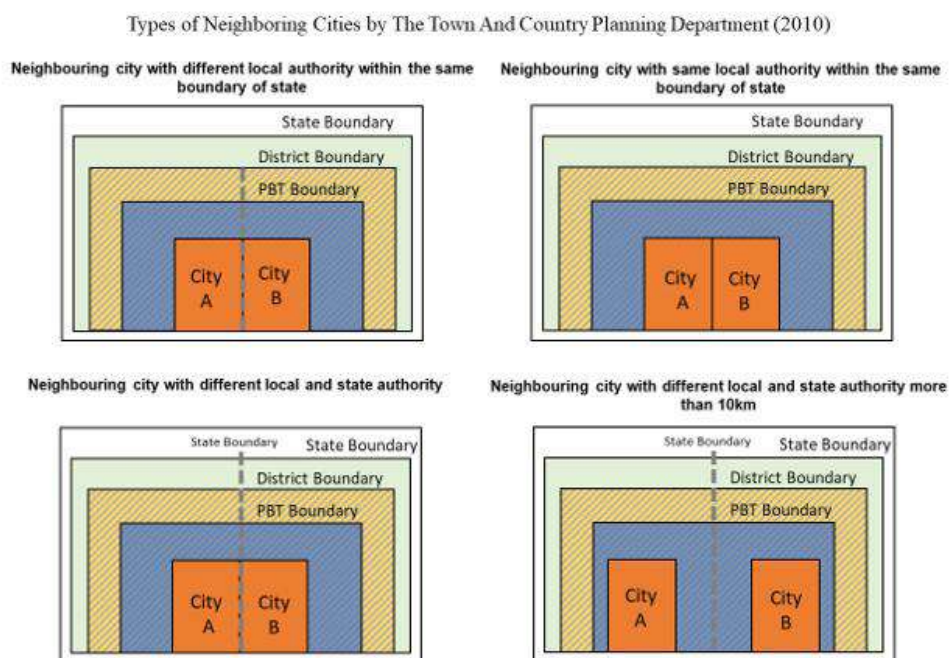


Figure 1. Types of Neighbouring Cities Source: Town and Country Planning Department (2010) (Source: Town and Country Planning Department (2010))

This first type occurs within the same state border in neighbouring cities with different local authorities. Petaling Jaya and Shah Alam, for example, are neighbouring cities within the same state boundaries but divided by various local authorities. Secondly, are neighbouring cities situated at the same state borders with the different local authorities, for example, Petaling Jaya and Bandar Utama, which is located at the same local authority and same state boundary? Thirdly are neighbouring cities with different local and state authorities, such as Selangor's Petaling Jaya city, which is adjacent to downtown Kuala Lumpur. The last type of neighbouring cities that have been mentioned by the Town and Country Planning Department is neighbouring cities with different local and state authority more than 10km, such as Kuantan and Chukai.

There are some case examples or case studies from a foreign country that focuses on neighbouring cities. This case study has also been explored in prior studies by (Berliant & Wang, 2008) in "Urban growth and subcenter formation: A trolley ride from the Staples Center to Disneyland and the Rose Bowlare" by constructing a competitive spatial balance model with households and businesses living in a linear city with continuous exogenous population growth and expansion of city boundaries. (Rica & Bank, 2002) the paper "On the Internal Structure of Cities" provides a competitive market theory of land use in towns which

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shares many features with the study of (Masahisa Fujita, 1982). This paper studies a city's spatial model in which a single product using land generated, and labour and citizens consume goods and home property. Output occurs in the city and not in outlying areas due to foreign work: productivity at either location is higher than jobs at neighbouring locations is higher. Besides, workers who do not live next to their workplaces lose a part of their workforce's ability to get to go and back from work. These two forces bring together both employment and housing, closer to the city's center. However, the need for land in production and residential housing combine to keep the city from collapsing.

Some scholars have proposed several indicators, for example, (David Thorpe, 2014) and (Bolay & Rabinovich, 2004). The function of these indicators is to measure a city by these indicators depending on the location. They are calculating the quantitative and the qualitative indicators to ensure that the needles are suitable for account the availability of data, and these indicators have a particular challenge in each area. These indicators intended to create indicators based on reliable information and to develop a complex, historical, prospective diagnosis of the prominent trends that characterise the development of the city and its area. This indicator must be suitable for cities because the impact of national subsidies on the economy is negative, and over time the effect of natural resources on the economy has deteriorated. By defining and distinguishing social space by borders and boundaries of the cities, there are several indicators in specifying spatial limits of cities that have been identifying in the previous literature and have been presented in table 1.

Table 1. Indicators of Neighbouring Cities

No	Indicators	Author
1	Demographic	J. C. Bolay & Rabinovich (2004)
2	Environmental <ul style="list-style-type: none"> • Water and wastewater pollution • Air quality • Environmental protection 	<ul style="list-style-type: none"> • J. C. Bolay & Rabinovich (2004) • Thorpe (2014) • Rezende & Sinay (2016)
3	Economic <ul style="list-style-type: none"> • Productive activities 	<ul style="list-style-type: none"> • J. C. Bolay & Rabinovich (2004) • Rezende & Sinay (2016) • Ivanova (2018) • Cargnin (2016)
4	Infrastructure <ul style="list-style-type: none"> • Electricity • Transportation • Defence and security • Road 	<ul style="list-style-type: none"> • Thorpe (2014) • Ivanova (2018)
5	Cities Development <ul style="list-style-type: none"> • Territorial • Intensive growth margins • Growth of the cities • City distance • Organisation 	<ul style="list-style-type: none"> • J. C. Bolay & Rabinovich (2004) • Thorpe (2014) • Cargnin (2016) • Gibson, Datt, Murgai, & Ravallion (2017) • Ivanova (2018) • J.-C. Bolay, Eléonore, Loan, & My Lan (2019)
6	Facilities <ul style="list-style-type: none"> • Social • Education • Health • Cultural • Leisure 	<ul style="list-style-type: none"> • J. C. Bolay & Rabinovich (2004) • Rezende & Sinay (2016) • J.-C. Bolay, Eléonore, Loan, & My Lan (2019)

PLANNING PROCESS

For centuries, the urban planning process has been around. It is the result of the need for better planning for cities. By shaping urban development to achieve a prosperous city, its primary objective is to create a harmonious city. Such creation should take into account relationship between the current purpose of the planning and its objective function, as well as the current state and direction of development concerning culture, aspects of the social economy, composition and aesthetics, as well as other materials that have been considering for contributing to the planning process (Andrzejewska, 2020).

The responsible and thoughtful shaping of the city for people being its most actual beneficiaries is the fundamental assumption for creating a city as a coherently operating structure composed of economy and environment. This ability affects the creation of adequate quality and living standards, which are both short- and long-term objectives in urban development.

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Under the principle of sustainable development, urban authorities should organise their development primarily in the light of current needs, but at the same time, in such a way as to plan proper planning decisions through the planning process to meet the needs of urban development planning submissions. The concept of the planning process in developing cities must pay particular attention to the material consideration in the planning process from respecting the requirement of environmental conservation and maintaining the natural balance while respecting the law and planning activities (Andrzejewska, 2020). Thus, four materials can consider the planning process.

When deciding on a planning proposal or in an appeal against a planning decision, material consideration is one of the factors that should be considered in the planning process. Conservation of nature has been a vital element for centuries in preserving the environment's functional structure, particularly urban space, and emphasising its proper composition. The contribution of nature also contributes to identifying with a given space, particularly in the city's green areas. Green areas reduce the temperature of the air, avoid pollution, absorb CO₂, and generate oxygen. In terms of urban planning, it is not an easy task. However, the nature conservation consideration function is still being developed throughout the planning process to exploit city green areas' potential.

For legal regulation in urban planning, it is not easy to provide a strictly defined framework for neighbouring cities. The problem arises, first of all, from the multiplicity of interpretations of the concept of legal regulation and the lack of specific guidelines for their development, especially in local plans. Legal regulation often treats the planning process in planning development as an essential category in competitive comparison with any other built-up areas. The deficiency exacerbates this in the legal regulation concerning the possibility of specifying the planning provision, especially those concerning planning application for the planning process. So, because of this issue, it is important to consider legal regulation in the planning process. A few legal regulations can be considered in the planning process, for example, government policy and development plan.

Infrastructure and facilities are the following data that can be considered in the planning process. Infrastructure and facilities generally based on a risk-informed decision-making and planning process, which means that compliance with legislation based on facilities for safety zones, emergency planning, and technical barriers. A well-established practice in urban development cities for rural and urban areas used to consider this material for the planning process. In other countries, similar materials also used. On the part of both planning industries and planning authorities, the planning process under this material is less well established. Coordination by the planning authority is also an expensive issue, although coordinating responsibility in the planning process has been given to one specific power. The example of infrastructure and facilities is parking, highway safety, road, and disabled person's access.

The layout of the building density and design focused on appearance and materials is the part of the material that has to be considered in the planning process. Layout and innovation are vital to creating sustainable development and the condition for a flourishing economic life, for the prudent use of natural resources and social progress in the cities. Design and layout concern the connection between people and places, movement and urban form, nature and the building fabric, and the processes for ensuring cities successfully. The best way to promote sustainable regeneration, conservation, and place-making, as pointed out by the Urban Task Force, is to think about layout and design from the start of the planning and development process.

It is vital to bring this material together. If the nature conservation is not set out clearly for applicants, a proceed development may conflict unwittingly with a local authority's aspiration for a fair planning process. If little weight is given to legal regulation, the development may fail commercially. If too little importance is given to infrastructure and facilities, the proposal may be opposed locally. If the layout and design are wrong, the site's opportunities will be missed, and low or mediocre development will result.

POLICIES AND LAWS IN MALAYSIA

Policy and laws are near related aspects of the ongoing destination management process. Regulations set out the timing of specific actions or activities to develop each component, sub-component, and an element of indicators and issues for neighbouring cities (Goeldner & Ritchie, 2006). In comparison, a policy may be affected by different determinants, such as political intent (Jiang et al., 2016), the economic incentive (Chen et al., 2005), social, financial, and business force (Ariva Sugandi Permana, Ahmad Nazri Muhammad Ludin, 2017)). The power to develop, implement, and enforce policies is mostly in the government's hands through its legislative and executive management. A city is commonly in the hands of its mayor to implement policies. Therefore, the present use of land and urban planning is reflected by the presence of political authorities in the city with different driving forces and motives.

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Therefore, urban policies and laws should be understood because city policies are reflected in city performance (Westminster City, 2013). Thus, this chapter emphasises understanding Malaysian administrative framework governance in general, which regulates issues relating to the Malaysian urban planning system. Two sets of policy and law highlighted the boundary and cities in planning in Malaysia. First is the Town and Country Planning Act 1976 (Act 172). Second is the National Urbanisation Policy (NUP2) (2016). In summary, neighbouring cities in planning is complex and too ambiguous. In state-led development, strategic policies can provide concise guidance for the sector confronted with complex demands.

The Town and Country Planning Act 1976 (Law 172) is used for planning by all States on the Malaysian Peninsula. The purpose behind this is the current arranging framework in Malaysia, typified in the Town and Country Planning Act 1976 (TCPA 1976), began in the Federal Constitution, specifically Article 74(1), Article 76(4), and Article 80(2) (Mohamed Sukri, Ariffin, & Othman, 2019). Ensure that neighbourhood specialists comprehend (Act 172) regarding Malaysia a long time before making arrangements for better assurance of urban communities is upheld.

In 2001, the TCPA 1976 was modified in the Malaysian Peninsula to conquer the lack of coordination of strategic arrangements between states and administrative and state governments (Azila Ahmad Sarkawi, 2014). It rolls out essential improvements in the States and the Federal Government's managerial parts and fortifies the Federal Government's situation in arranging with the accompanying additions. Firstly, the National Physical Planning Council (NPPC), led by the Prime Minister, should be organised. Secondly, the situation must be formally established by the Director-General for City and Country Planning, headed by the Federal Ministry of Planning. Thirdly, it considers the formation of provincial arranging councils comprising a zone in at least two States. Ultimately, it is to alter the control law's improvement to permit the NPPC to get exhortation from the State Committee on the application for new municipalities with a populace surpassing 10,000 or covering a territory of more than 100 hectares or both.

The National Urban Policy is a strategy that seeks to direct and coordinate plans and urban growth more effectively and systematically, with a focus on the balance of social, cultural, and physical development in the region, to handle a growing number of urban people in 2020. The function of National urban policy, besides prepare of state and local development plans, this policy also will be the main focus of every urban planning and development activity in Malaysia Peninsular. The policy outlines the core strategies, activities, and action plans for the municipality's organisation and management of its implementation.

A national urban policy is both a mechanism and a product that harnesses town dynamism and urbanisation. Urbanisation poses unprecedented possibilities but also significant obstacles. Governments and other stakeholders have to be well informed and have urban planning structures in place. A regional urban policy complements and enhances the local urban systems rather than replicates them. These policies also aim to put regional policies into line with global priorities. The function of national urban policy sets out the principles to formulate and execute urban policy interventions. The results are based on a consistent strategy and successful cooperation between policies affecting national-territorial issues across the urban-rural, metropolitan, regional, and supranational continuum.

By comparison, developing and emerging countries have an unparalleled opportunity to ensure that their rapid urbanisation processes lead to cities that work well and are environmentally sustainable. Additionally, collecting appropriate and reliable data to include the evidence base is a significant constraint for planning and monitoring. Eventually, it should be understood that a national urban policy represents both a technical and a political machine and that it needs to be made transformative by integrating technological power with political engagement and stakeholder support.

METHODOLOGY

A semi-structured questionnaire is a data collection tool in which written questions are to be answered by the respondent in writing form. For this research, a written questionnaire is by face-to-face discussion and an online interview with the local authority, developer, and consultant worker. A quantitative descriptive and cross-sectional study was performed in this methodology. The survey has been carried out from August until November. The questionnaire was given and distributed to a local authority, developer, and consultant who worked in the urban planning field and this questionnaire has three sections. The questionnaire was composed of 50 planning local authority and stakeholders, stratified by the company, according to the number of a local authority and stakeholders working in each company and agency for the pilot study. This sample was based on the thumb rule, which at least five respondents per item of the questionnaires, equivalent to at least 50 respondents considering that the questionnaire has eight things.

The original questionnaire is divided into two Measurements. The importance of material that has been used in planning approval (items 1 to 4), the often policy have been used in planning process (5-8). It also contains questions about the

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background of the respondent. For example, the question of gender, age, type of employment, inhabitancy duration, and kind of boundary in their jurisdiction area also has been asked in this questionnaire.

The descriptive analysis has been using as an analysis in the first section. To calculate the function of internal consistency of the variable in the questionnaire, Cronbach's Alpha has been used. Correlation between answers is measured in the variable in the questionnaire by analysing the response profile of the respondents, the values of which vary from 0 to 1. The closer to 1, the more reliable the indicators are. The Cronbach Alpha Reliability by (Bernarda, Gottems, Raquel, & Maia, 2018) classification is as follows (Figure 2):

Cronbach's Alpha	Internal consistency
$\alpha \leq 0.30$	Very Low
$0.30 < \alpha \leq 0.60$	Low
$0.60 < \alpha \leq 0.75$	Moderate
$0.75 < \alpha \leq 0.90$	High
$\alpha > 0.90$	Very High

Figure 2. The Cronbach's Alpha Reliability Classification

By removing items from the debugging questionnaire, reliability has been tested to analyse the correlation of the intensity between items in the questionnaire. Alfa Cronbach was calculated for each Measurement of the instrument as an entirety. It is because, On the off chance that the coefficient expanded with the expulsion of a thing, it was expected that this thing was not unequivocally connected with the other things on the scale which it may well be expelled from the instrument. If the coefficient was reduced, this item was assumed to have a strong connection with the other elements of the tool.

The second section consists of the respondent's experience in the planning process of the neighbouring cities process. This questionnaire will help the researcher find out the level of familiarity with the officer about the definition of neighbouring cities. The experience of the respondent is made up in this section. The first question in this section is a composite of four types of neighbouring cities. Another question is about items ascertain to the importance of material consideration (Government policy, Proposals in the Development Plan, Previous planning decisions, Layout Plan) in planning approval (not very important, not necessary, slightly important, vital, somewhat essential and very important) and how often the type of policy (Town and Country Planning Act 1976 (Act 172), National Urbanisation Policy (NUP 2) 2016, National Land Code (1963)) has been used to handle and manage the neighbouring city (never, rarely, occasionally, frequently).

The respondent's experience is composed of three questions about what type of neighbouring cities, how vital the material consideration during planning approval, and how often the policy has been used during the planning process for the neighbouring cities. In section three, the issue and recommendation will be asked by using the short answer. This section is essential to see the relationship of the problems and problems the respondent faces and how their opinion or suggestion on ways of handling neighbouring city issues related to planning perspective. The third section for this questionnaire is about the problem and the recommendation from the respondent according to neighbouring cities.

FINDINGS

The survey recorded that 34% (17) of the respondent are from the government worker, 14% (7) of respondent id developer worker and 52% (26) is a consultant worker among the 50 professional who participated in this questionnaire survey. The mean age was 40 (n=17) years old for the government's worker, 38 years (n=7) old for the developer's worker, and 35 years (n=26) old for the consultant's worker. The working experience in the planning field was on average, 12 years for a government worker, 2 years for a developer's worker, and 2 years for a consultant's worker. In the distribution by education level, 16% of the respondent have a Master's Degree, 62% have Bachelor's Degree and 22% have a Diploma.

The survey also asked about respondent experience whether they know there are neighbouring cities. 100% (n=50) of the respondent know what neighbouring cities are. The survey recorded 64% (n=32) of the boundary in the neighbouring cities is a road. Meanwhile, another 22% (n=11) is a river. The balance of the 8% (n=4) and 6% (n=3) is a green space and language. There were 90% (n=45) of respondents have experience involved in the planning process of neighbouring cities. For the types of neighbouring cities that respondents have involved, 44% (n=22) of respondents have involved the neighbouring city with the different local authority within the same boundary of the state. For example, Majlis Daerah Kota Tinggi dan Majlis Perbandaran Pengerang. 28% (n=14) of respondents have chosen a neighbouring city with different local and state authority, for example, Bandar Baharu, Kedah, and Parit Buntar, Perak. The balance of the 22% (n=11) and 6% (n=3) was chosen

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neighbouring city with the same local authority within the exact boundary of state (Bandar Tasek Mutiara - Taman Puteri Gunung) and a neighbouring city with the different local and state authority more than 10km (Kedah – Perak).

In the analysis of the material consideration in the planning process, the values of the Cronbach Alpha for Measurement 1 were 0.72 (table 2). Correlation value ranged from $0.60 < \alpha < 0.75$ considered moderate. After its exclusion on the Cronbach Alpha's values from 0.77 increase to 0.83 when excluding the respondent's experience involved in the neighbouring cities. In Measurement 1, the variable is focused on material consideration in the planning process, for example, government policy, a proposal in the development plan, previous planning decision, and layout plan.

Table 2. Measurement 1- Material Consideration Planning Process

Variable	Mean	Std. Deviation	Correlation item-total	α Cronbach if excluded
Government Policy	4.56	1.25	0.63	0.69
Proposal in Development Plan	5.02	1.22	0.66	0.68
Previous Planning Decision	4.66	1.18	0.68	.68
Layout Plan	4.70	1.39	0.63	.70

0.322 is a value of the Cronbach's Alpha the Measurement 2 with all items obtained from the variables has shown in table 3 without any exclusion. After exclusion of the respondent's experience whether they have been involved or not in the planning process of the neighbouring cities, the correlation values are increased from 0.322 to 0.389, the alpha values were low in all variables. This Measurement is focusing on what policy that respondents often use when they were submitting the approval for the planning process. Town and Country Planning Act 1976 (Act 172), National Urbanisation Policy (NUP) 2016 and National Land Code (1963) is an example of the standard policy that has been used when the respondent wants to submit planning approval.

Table 3. Measurement 2- Policy that has been used in the Planning Process.

Variable	Mean	Std. Deviation	Correlation item-total	α Cronbach if excluded
Town and Country Planning Act 1976 (Act 172)	3.20	1.12	0.23	0.17
National Urbanisation Policy (NUP) 2016	2.96	0.92	0.10	0.33
National Land Code (1963)	3.26	1.08	0.33	0.01

Respondent's occupation was calculated in the Cronbach's Alpha values. In the comparison in terms of material consideration during the planning process, the values of Alpha for the government's worker is 0.69, developer's worker is 0.73, and for the consultant's worker is 0.72. The comparison of Alpha for Measurement 2 which is the policy that has been used in the planning approval among the government's worker, developer's worker, and the consultant's worker, the value of Alpha is - 0.24 for government's worker, 1.25 for developer's worker, and 5.7 for consultant's worker.

DISCUSSION

Within the unwavering quality investigation of the survey by Cronbach's Alpha, it was conceivable to get a moved forward proposition of the survey "Investigation on the Planning and Development of Selected Neighbouring Cities". Measurement 1 presented a coefficient of 0.63 for government policy, 0.66 for proposal in the development plan, 0.68 for previous planning plan, and 0.63 for the layout plan, with moderate correlation among variables. Therefore, the data had average reliability. The alpha values were moderate ($0.60 < \alpha \leq 0.75$) little change with the Cronbach's Alpha standardisation. Thus, the values were obtained in this test. The material consideration in Measurement 1 is sufficient to extend Alpha, illustrating that it can construct the improvement in how to operate the items in the Cronbach's Alpha.

The material consideration in the planning process for the neighbouring cities in the planning field is the primary tool that has to be considered before submitting the proposal. Besides that, the management of planning service still requires this material as a tool that favours a systemic view in the planning profession to be consolidated as a material consideration in the planning field. There is some material consideration that has been written by the respondent in the questionnaire survey, for instance, opinions from the local people and land ownership. The values may clarify the direct consistency of this Measurement ($0.60 < \alpha \leq 0.75$).

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In Measurement 2, after the standardisation of Cronbach's Alpha, the values of the Alpha were low in the total of items ($0.30 < \alpha \leq 0.60$). The three items were mentioned in the Measurement, including the Town and Country Planning Act (1976) (Act 172), National Urbanisation Policy (NUP) 2016, and National Land Code (1963). There is some policy that has been excluded from the survey. However, this policy has been mentioned by the respondent. Their items were Act 267 (Federal Territory Act), planning guidelines, and OSC guideline that has been focused on their authority.

The evaluation of the policy to practices based on the guidelines from the PLAN Malaysia which is scientific evidence demonstrated to form a good approach to the government's worker, developer's worker and consultant's worker who has work in the planning field. The result will be compared with the data from other studies, which is using the policies that were mentioned in Measurement 2. Positive practice by using these policies in the planning process of the neighbouring cities such as Planning Act 1976 (Act 172) and National Urbanisation Policy (NUP2) are also pointed out in the literature review.

Substantial measures are needed to promote the inclusion of simple recommendations, such as upgrading the infrastructure, and the neighbouring city requires specific planning and study for neighbouring cities. The respondent's proposal must be taken up to help the professional planning manage and maintain the city in pursuit of preventive, contemplative, and humanistic attention. The incorporation of practice with material and the policy may very apply for the planning officer and stakeholders. Concerning the planning process for neighbouring cities, it is necessary to follow the example shown by other foreign countries such as China and Mexico, in which planning in combination with urban development can reinforce the need for an excellent approach to neighbouring cities to contribute to the improvement of urban development outcomes.

It is imperative to stretch that this coefficient helps the analyst on the significance or not of a thing in a given survey but does not supplant the choice on of the importance of the item within the standard setting of the consider have built. For this reason, even though this think about did not accomplish the tall values of Cronbach's Alpha, the first-Measurement things still got to be kept up. The reasons why information still needs to keep is since assist thinks about are required to move forward the inside consistency of things and factors for utilising within the evaluation of the information, demeanours, and hones for the organisation of coordinates urban arranging frameworks.

CONCLUSIONS

Some types of research have been undertaken by foreign countries such as China, the United States, and Mexico, to plan appropriate planning strategies to address the issues and to provide the best solution to those involved in the planning process, in particular those working in the planning field where planning regulations need to be prepared to manage neighbouring cities in the planning process. However, unlike a single city, the adjacent city is a city that overlaps in size and has economic power. Neighbouring cities also have a political influence on the performance of the economy from a major city to a central city.

This case study was also explored in the previous studies by Berliant and Wang (2008) in "Urban growth and subcenter formation: a trolley ride from the Staples Center to Disneyland and Rose Bowlare" by constructing a competitive model of spatial balance with households and businesses living in a linear city with continuous exogenous population growth and urban boundaries.

Under the sustainable development principle, urban authorities should primarily organise their development concerning current needs, but also to plan the right decision in the planning process to satisfy the needs of the planning projects.

Besides that, because city policies are reflected in city performance, urban policies and laws should be understood (Westminster City, 2016). All states on the Malaysian Peninsula use the Town and Country Planning Act 1976 (Law 172) for planning. The National Urban Policy is a strategy aimed at more efficiently and systematically directing and coordinating urban growth and planning, with a focus on balancing social, cultural, and physical development in the region, intending to deal with an increasing number of urban populations by 2020. In addition to preparing state and local development plans, the National Urban Policy function will also be the main focus of every urban planning and development activity on the Malaysian peninsula. Both a mechanism and a product that harnesses city dynamism and urbanisation is a national urban policy. A regional urban policy complements and enhances, rather than replicates, local urban policies.

The questionnaire was applied to the local authority, developer, and consultant who worked in the urban planning field, and this questionnaire was divided into three sections. This sample was calculated based on a rule of thumb that equates to at least five respondents per questionnaire item, equivalent to at least 50 respondents considering that there are eight items in the questionnaire. The survey reported that among the 50 local authority and stakeholders who participated in this questionnaire survey, 34% of respondents are government workers, 14% are from respondent id developer worker, and 52 % are a consultant worker. For the types of neighbouring cities involved by the respondent, 44% of respondents applied the neighbouring city within the same state border with different local authorities. The correlation values were increased from

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0.322 to 0.389 after excluding the respondent's experience, whether or not they were involved in the planning process of the neighbouring cities, the alpha values were low in all variables. The alpha values for the government worker are 0.69, the developer worker is 0.73, and for the consultant, a worker is 0.72 in comparison in terms of material consideration during the planning process. The comparison between Alpha for Measurement 2 and the policy used for planning approval among government workers, developers, and consultants is -0.24 for government employees, 1.25 for developers, and 5.7 for consultants.

Concerning the planning process for neighbouring cities, it is necessary to follow the example shown by other foreign countries such as China and Mexico, in which planning in combination with urban development can reinforce the need for an excellent approach to neighbouring cities to contribute to the improvement of urban development outcomes. In terms of planning for neighbouring cities, the example of other foreign nations, including China and Mexico, must be followed, in which planning together with urban development can further reinforce the need for an excellent approach to neighbouring cities to help enhance the results of urban development.

ACKNOWLEDGEMENT

This research is funded Fundamental Research Grant Scheme (FRGS) (FRGS19-044-0652) Modelling of Development Planning Framework. We would like to thank the local authority, developer and consultant's officer who responded to the questionnaire survey and participated in this study.

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