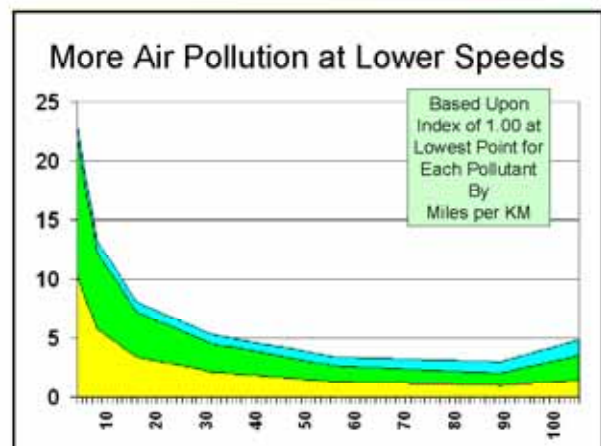
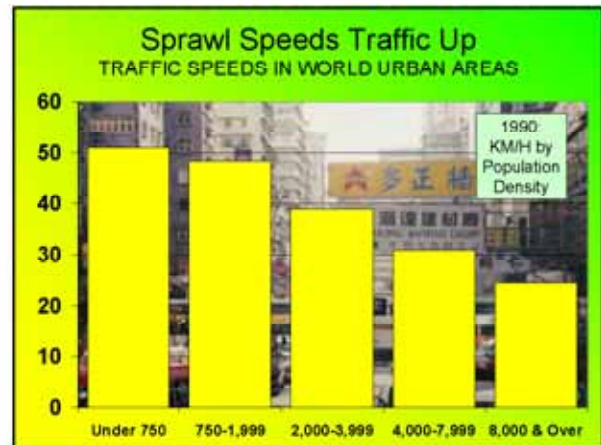
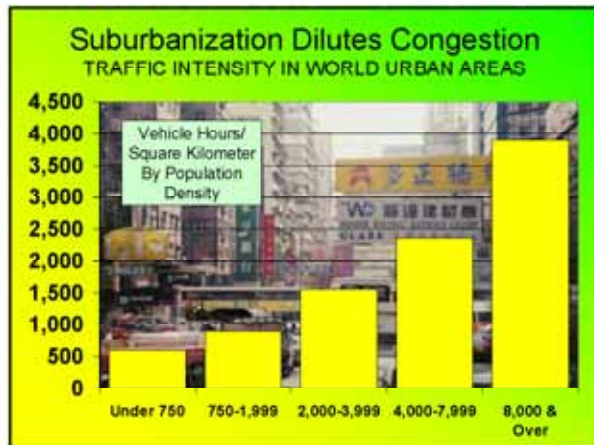


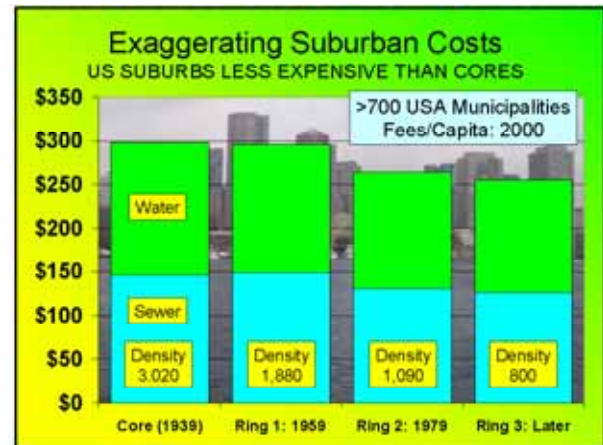
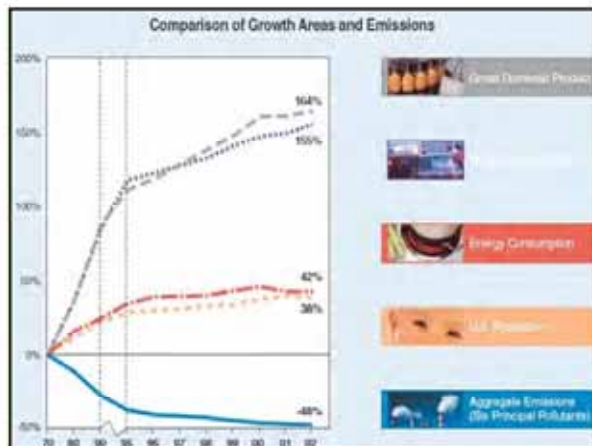


Restore Public Transport City?

REJECT AUTO BASED URBAN AREA?

- No such serious proposals.
- Would require dismantling more than 85% of urban area & resettlement.
- Auto oriented urban area is here to stay.
- Densification worsens the quality of life.







ANTI-SUBURBAN MOVEMENT

Has demonstrated no imperative sufficient to justify its regulations

Factors Driving Suburbanisation

IT IS MORE THAN POPULATION GROWTH

- Strong Post-War population growth
- People moving from rural areas to urban areas
- Housing growth well above population growth
Average household size down 1/3
- Larger, more efficient commercial structures
- Employment growth well above population growth
Contributing factor: More women in the workforce
- Affluence



Mexican Dream
Guadalajara



Japanese Dream
Tokyo



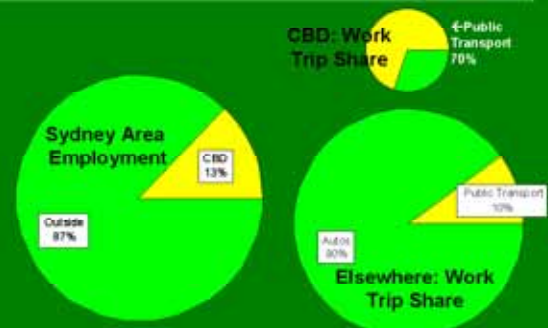
Public Transport: Hopeless Rhetoric

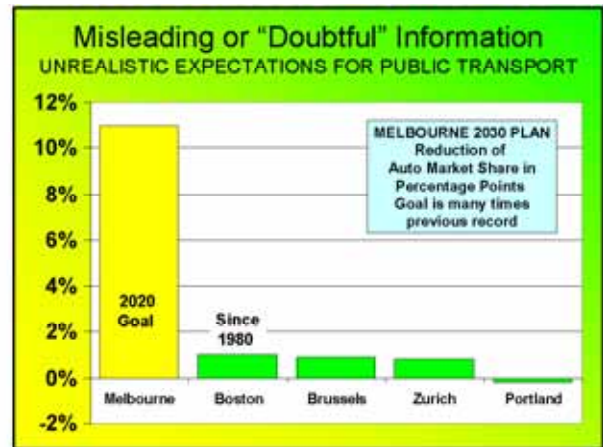
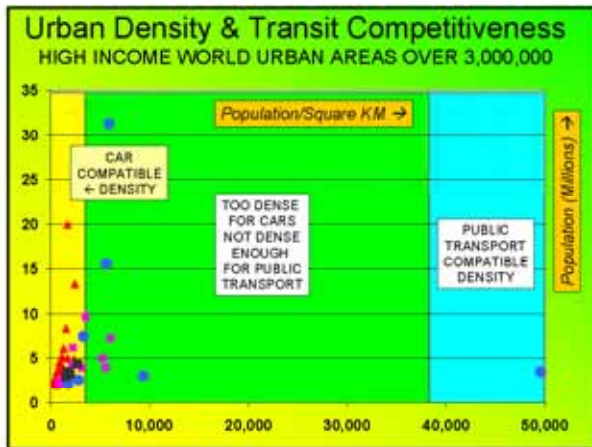
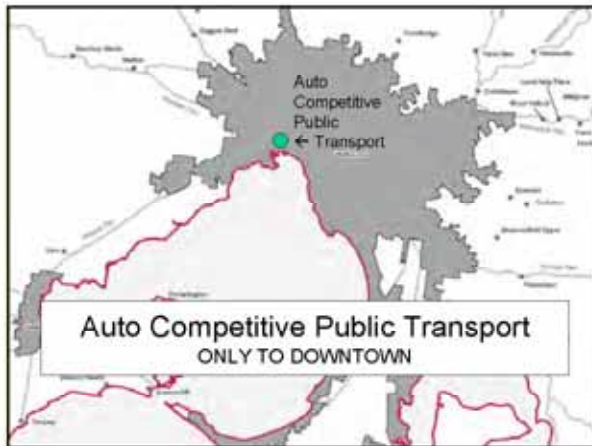
Not enough people going to the same place at the same time

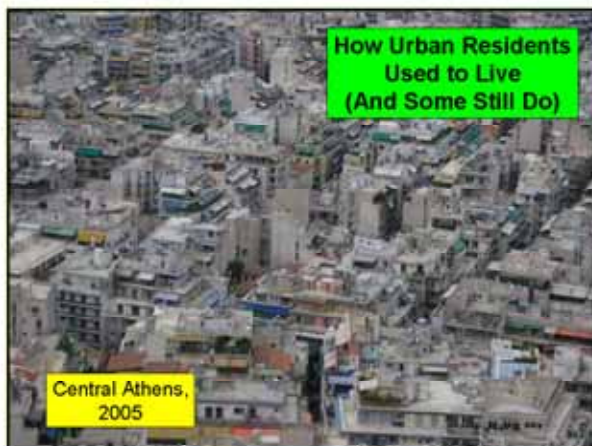
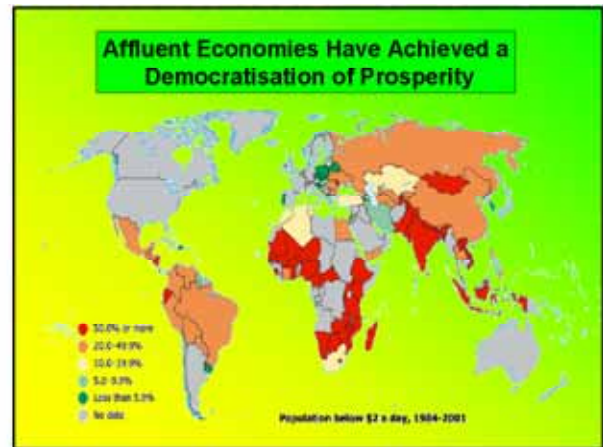
Don Valley Parkway
& Commuter Rail
Toronto

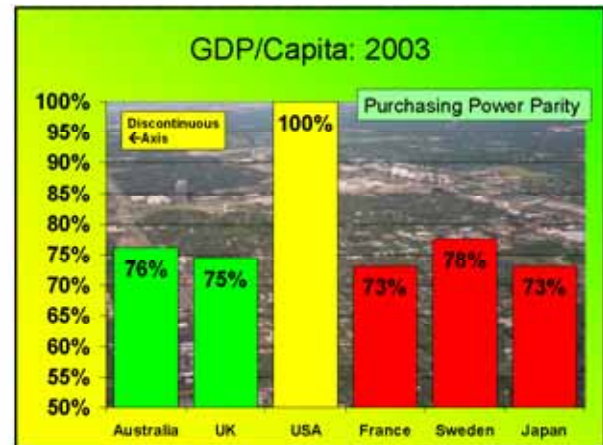
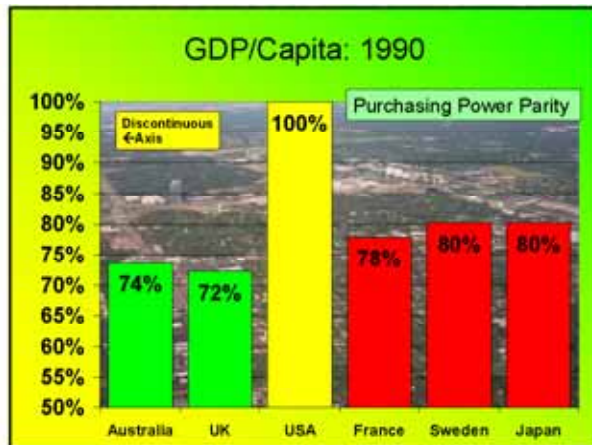
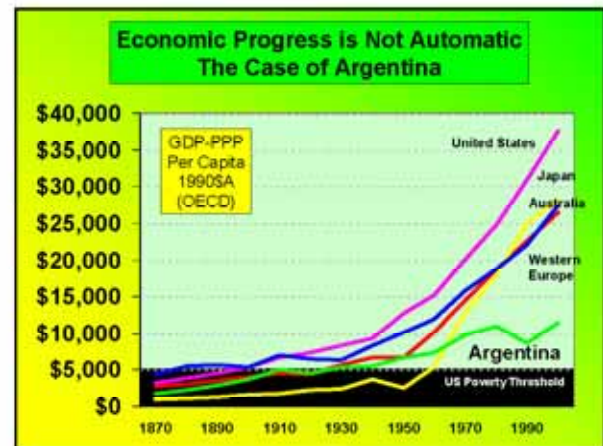
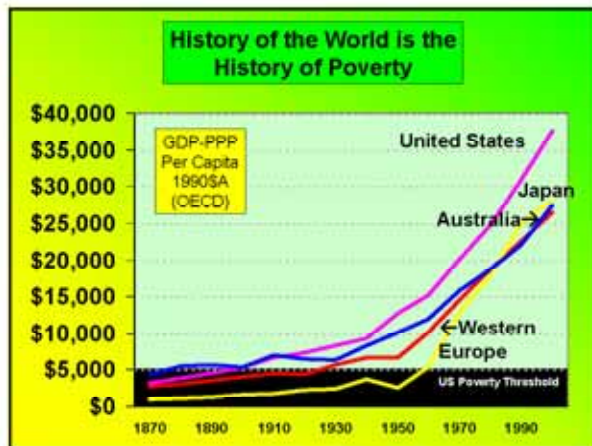
Public Transport Work Trip Share

IMPORTANT TO CBD, A SMALL PART OF THE MARKET









THE POWER OF PRODUCTIVITY

WEALTH, POVERTY,
AND THE THREAT TO
GLOBAL STABILITY

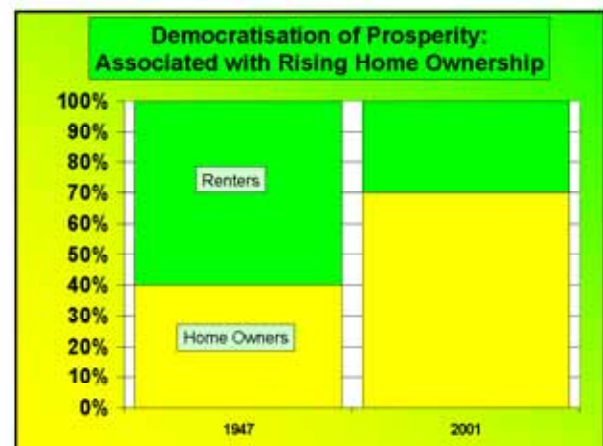
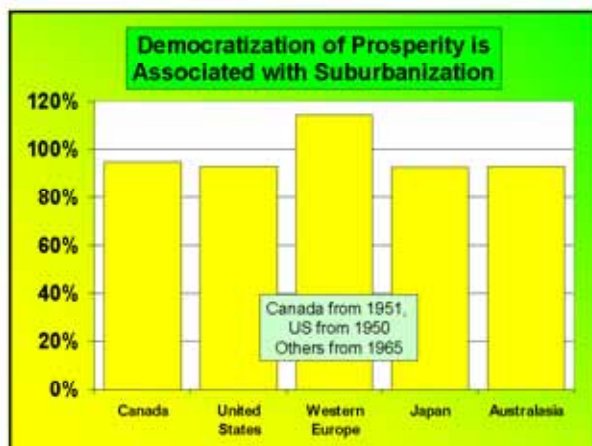
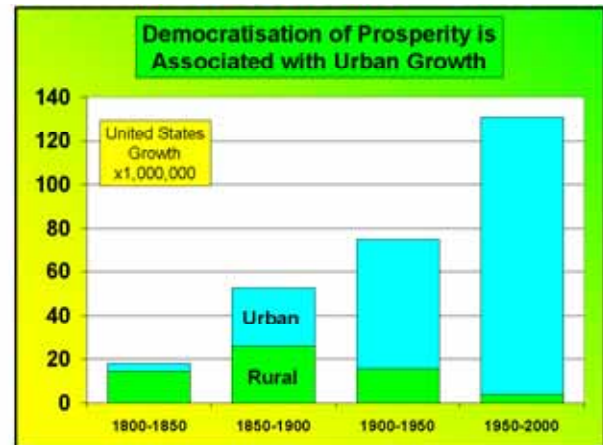
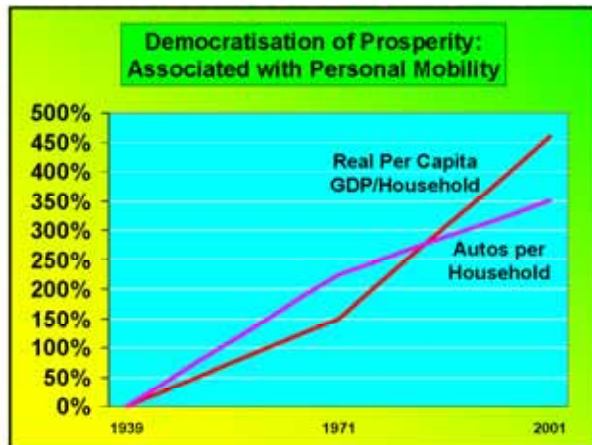
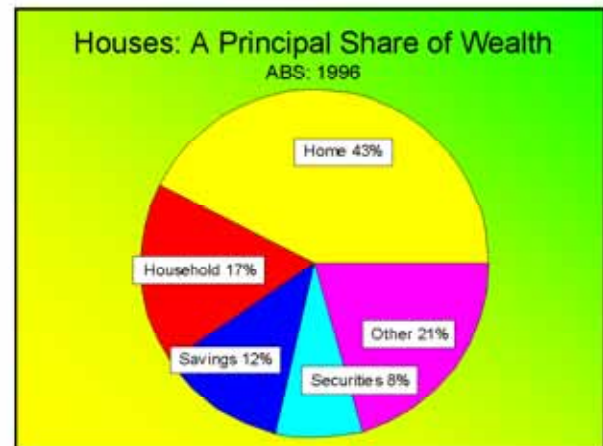
WILLIAM W. LEWIS

STRENGTH OF THE LIBERAL ECONOMIES

"Competitive
intensity"

Examples:
Less restrictive
land regulation

Retailing





BASIC ECONOMIC PRINCIPLE

SCARCITY & RATIONING TEND TO RAISE PRICES

This means:

Rationing land for housing development tends to raise house prices.

BASIC ECONOMIC PRINCIPLE

HIGHER PRICES TEND TO MEAN FEWER BUYERS

This means:

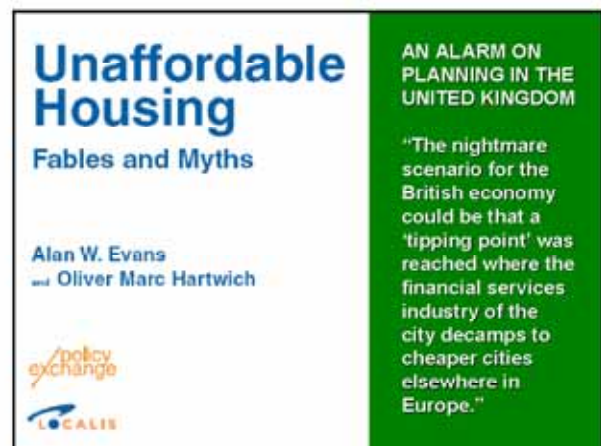
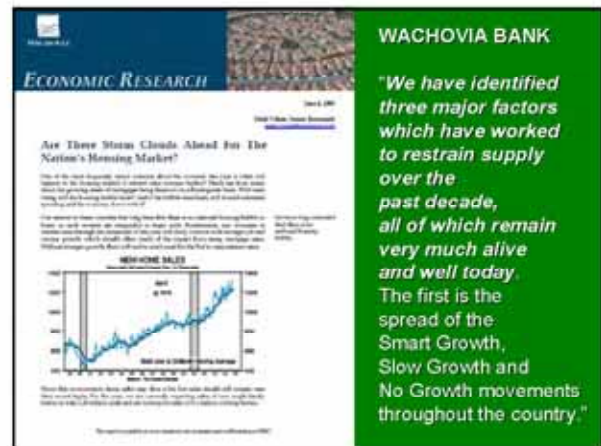
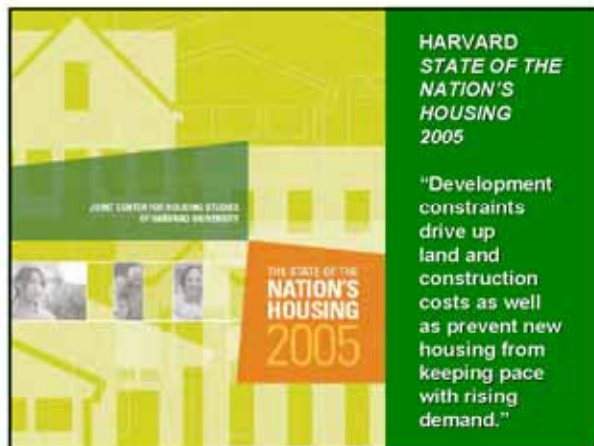
Higher housing prices tend to lead to lower rates of home ownership.

Smart Growth: Strategies & Housing Impacts		
STRATEGIES	EXAMPLES	IMPACTS
Urban Growth Boundaries & Green Belts	Australia Portland Denver London Toronto	Raises housing prices
Down-zoning	Northern Virginia, Boston	Raises housing prices
Excessive Development Impact Fees	Australia California	Raises housing prices

ANDRES DUANY

There is NO question that urban growth boundaries and that elaborate environmental public processes increase the cost of housing by creating scarcity. (And don't tell me otherwise, because I am not stupid, nor am I inexperienced, nor do I have underdeveloped powers of observation).

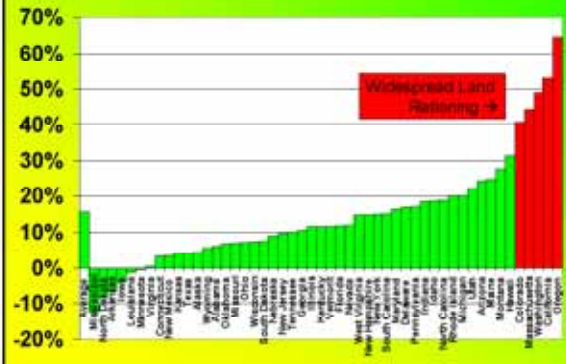
...our evidence suggests that zoning and other land use controls play the dominant role in making housing expensive.



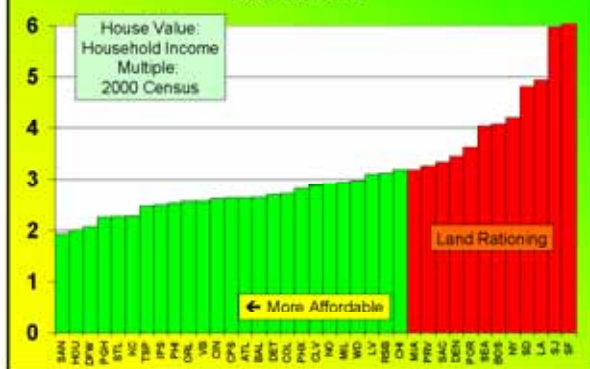
House Price/Income Multiple A SIMPLIFIED MEASURE

- Median house price divided by median household income.
- Permits ready comparison, national and international
- Simplified and understandable
- Historical value: Approximately 3.0

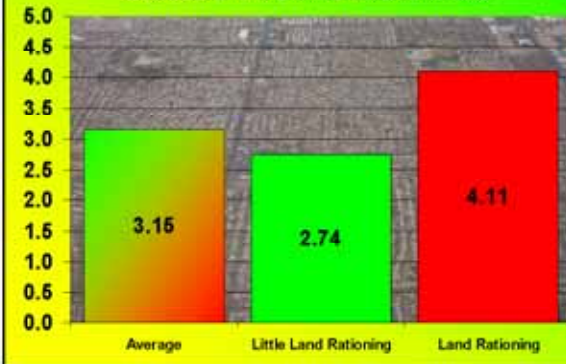
US: House/Income Multiple: 1970-2000 GROWTH CONTROLS: LARGEST PRICE ESCALATION



Housing Affordability: US Urban Areas 2000 CENSUS

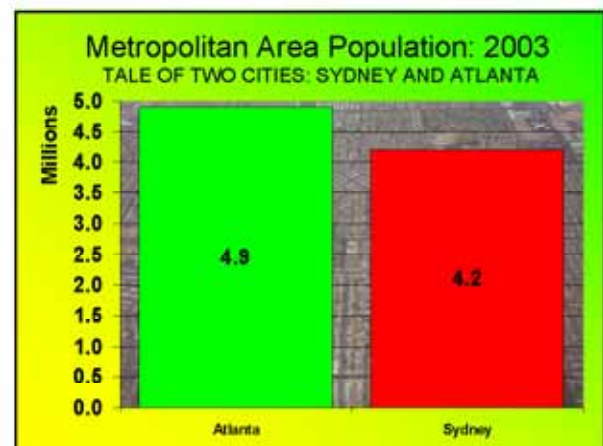
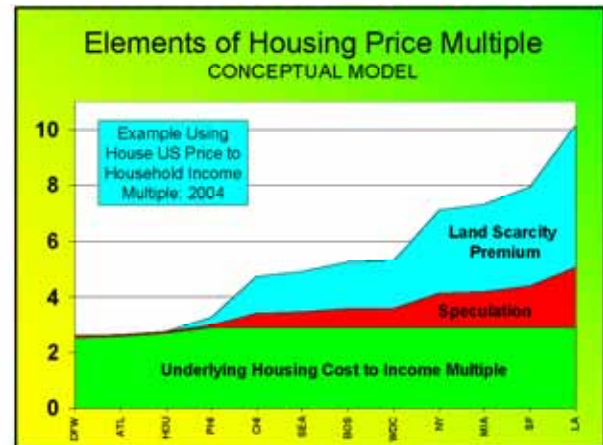
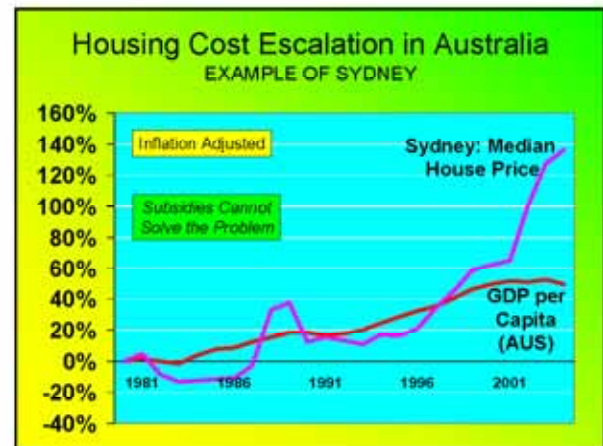
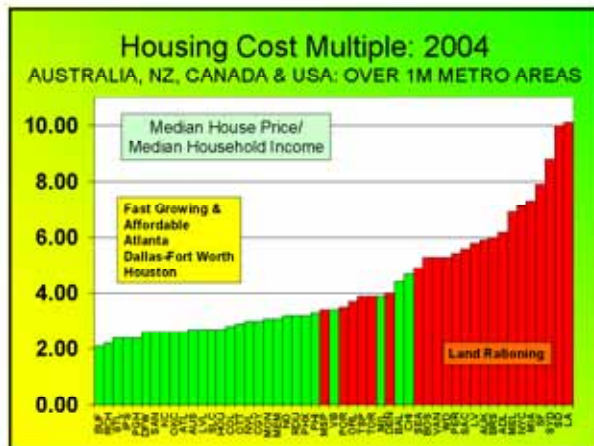


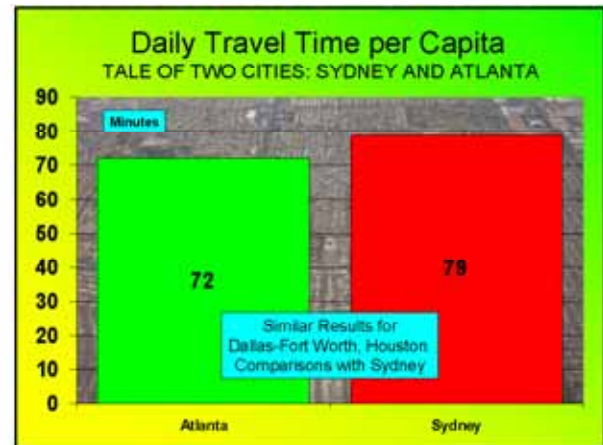
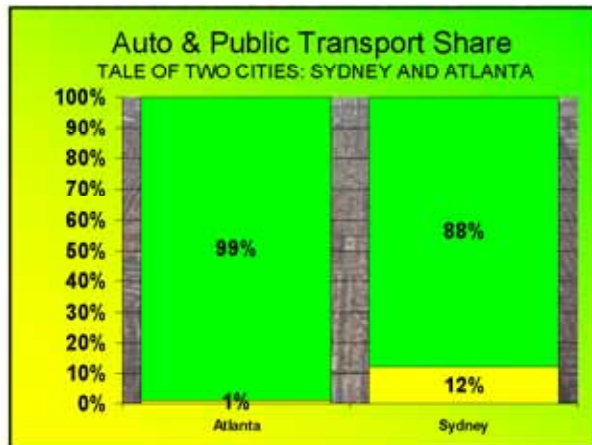
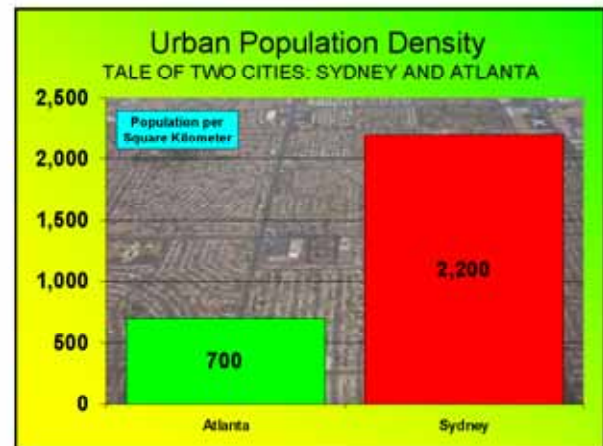
US House Multiple: 2000 CENSUS DATA: LARGE URBAN AREAS



Land Rationing Raises Land Prices 500 TIMES INCREASE IN S.E. ENGLAND





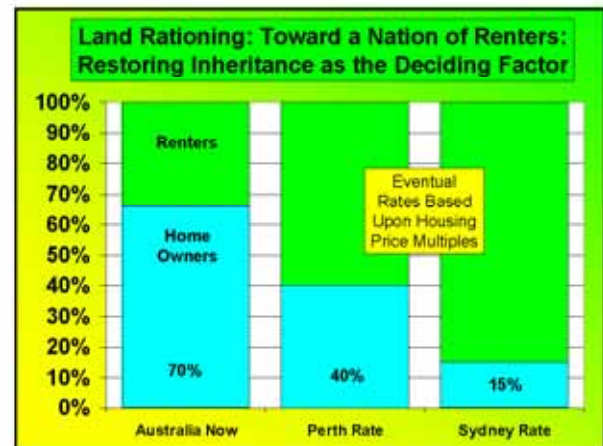
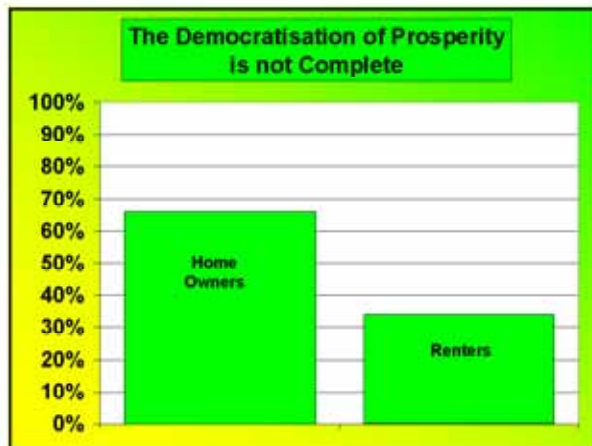


Conclusions

TALE OF TWO CITIES: SYDNEY & ATLANTA

- Similar interest rates
- Sydney housing affordability much worse
- Atlanta larger
- Atlanta housing demand greater (faster growth)
- Sydney urban population density much higher
- Both have high auto market shares, but Sydney has larger public transport share.
- Similar daily travel time, though Atlanta is less.





CAC Online Policy Report
Volume 12 Number 1, Mar/Apr 1998
Excerpted from four continents
Solving the Global Public Pensions Crisis

CHICAGO SUN-TIMES
suntimes.com
Looming Social Security crisis demands action now

ca magazine .com
CFOs expect pension crisis to linger

news.telegraph
Public sector pensions bill for taxpayers hits £700bn
By Ian Egan, Personal Finance Editor
(Filed: 18/02/2005)

STRONG ECONOMIC GROWTH: IS NECESSARY

But "Smart Growth:" constitutes an assault on the economy.

Canadian Dream
Toronto

THERE IS NO REASON TO STOP DEMOCRATISING PROSPERITY

New House Billboards
Suburban Valencia, Spain

The Great Australian Dream = The Universal Dream "Living in the Future Tense"

People's Route → →

Planner's Route → →

Paris Suburbs

BACK TO BASICS

THE ROLE OF PLANNING:

Not telling people how to live...
Rather, helping people live as they prefer