



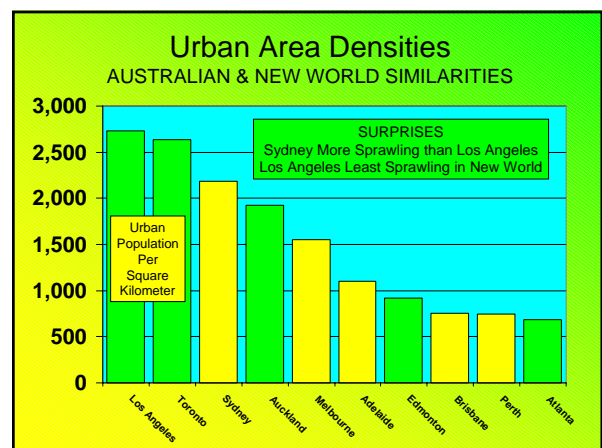
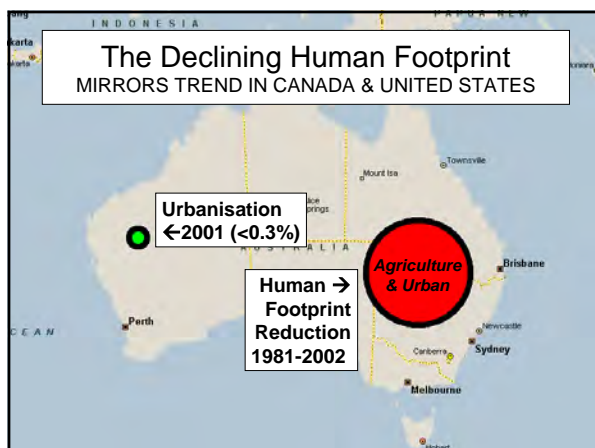
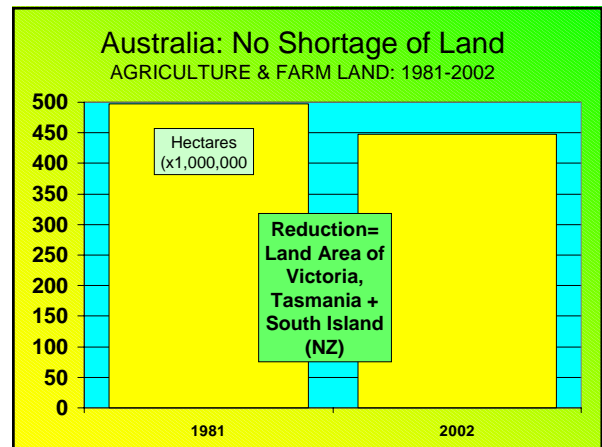
MODERN "SPRAWL" = AUTO ORIENTED DEVELOPMENT

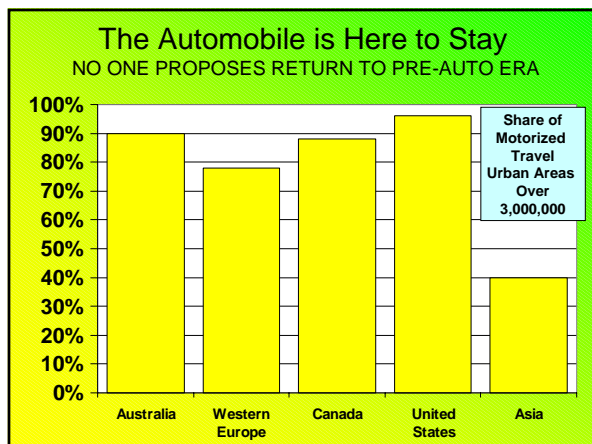
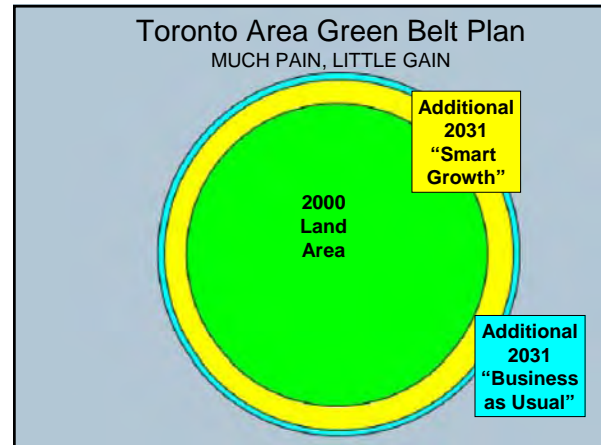
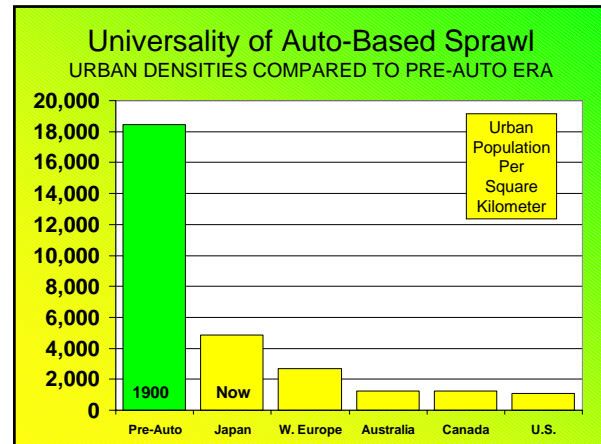
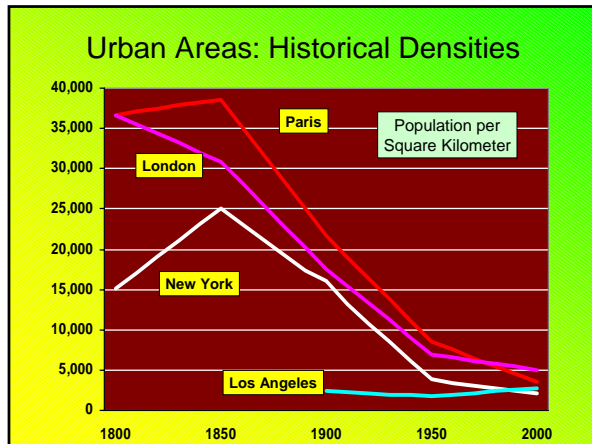
Merriam Webster: "the spreading of urban developments on undeveloped land near a city"

Sprawl is "suburbanisation."

Sprawl is "urban growth" – nearly all urban growth in the high-income world has been suburban in recent decades.

Sprawl =
Automobile oriented development (especially in Australia, the US, Canada, Western Europe and Japan).

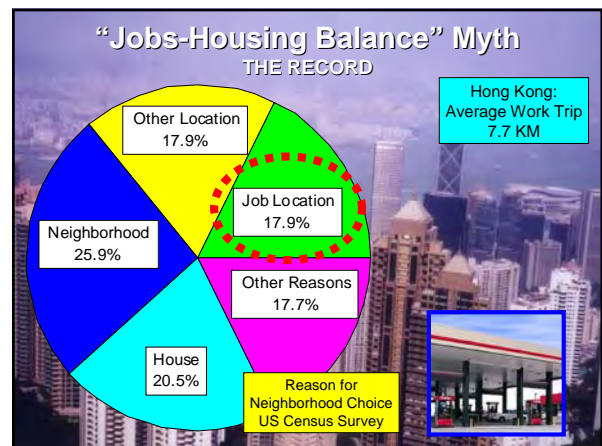
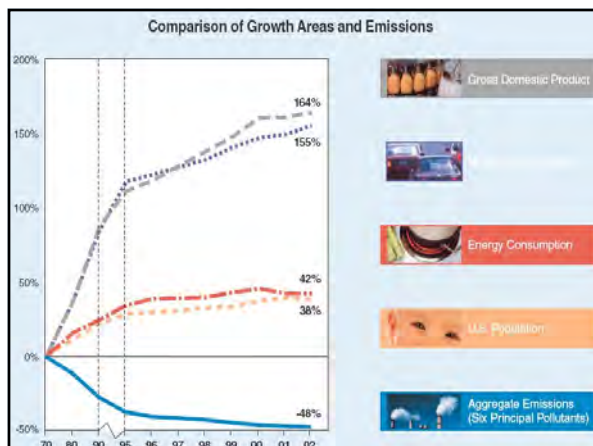
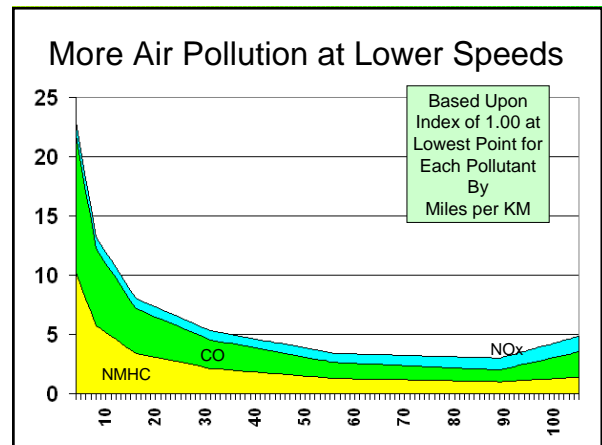
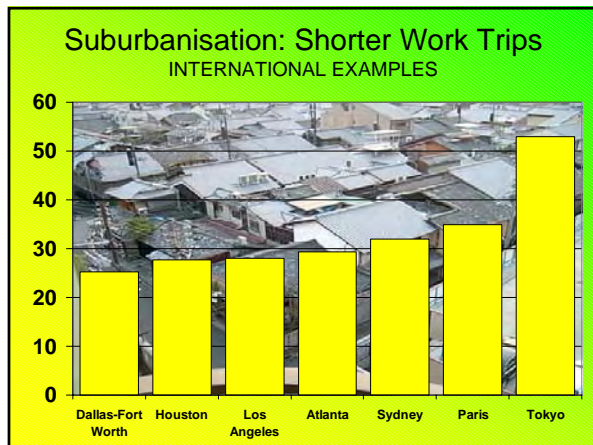
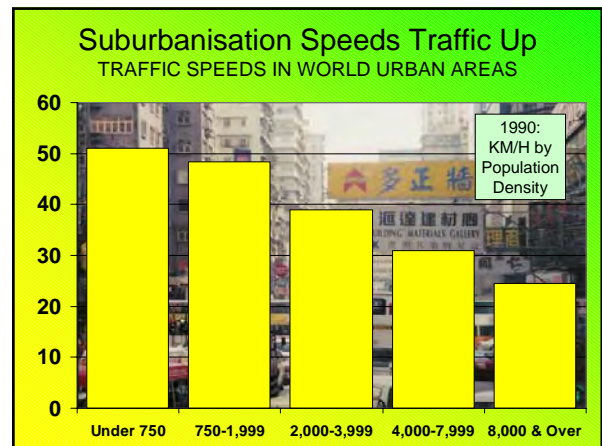
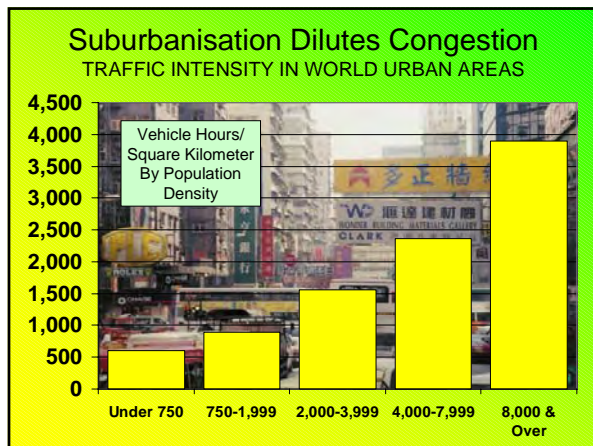


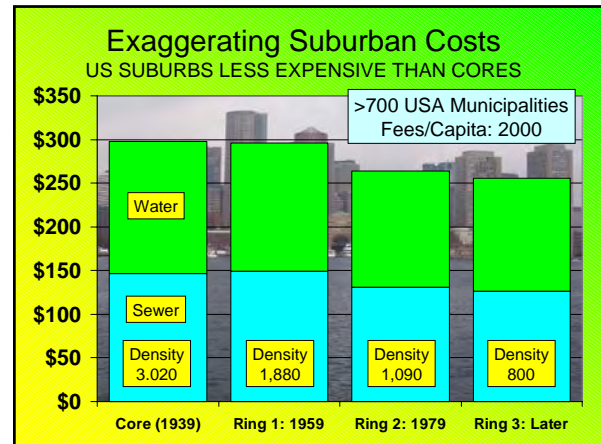
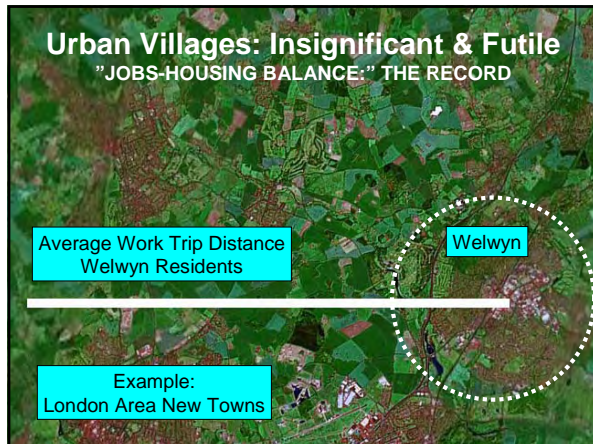


Restore Public Transport City?

REJECT AUTO BASED URBAN AREA?

- No 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.





Suburban Cost Research

U.S.A. "CANNOT AFFORD" SUBURBANIZATION?

- How did we manage to afford the last 60 years?
- Bankrupt suburbs predictions: 1960s
- Studies: Theoretical, not real data.
- \$225 billion US cost *claim* (to 2025)
\$30 per capita annually

Suburban Cost Research

"ILL INFORMED & DISINGENUOUS"

"... if the urban policies ... were not so ill informed and presented in such a disingenuous way, there would not be a need for this contribution to the debate on Australia's cities"

- Patrick Troy (*The Perils of Urban Consolidation*).

NOT SINCE COPERNICUS

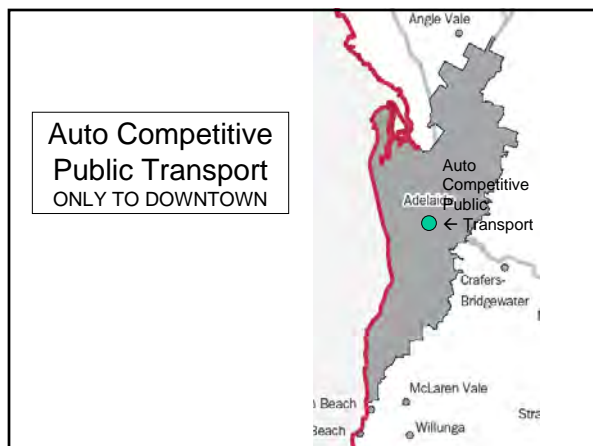
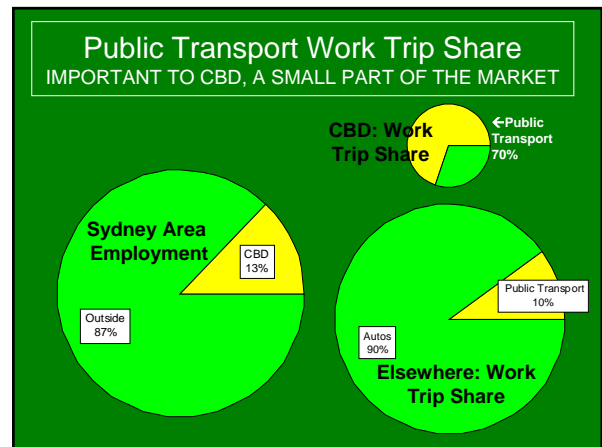
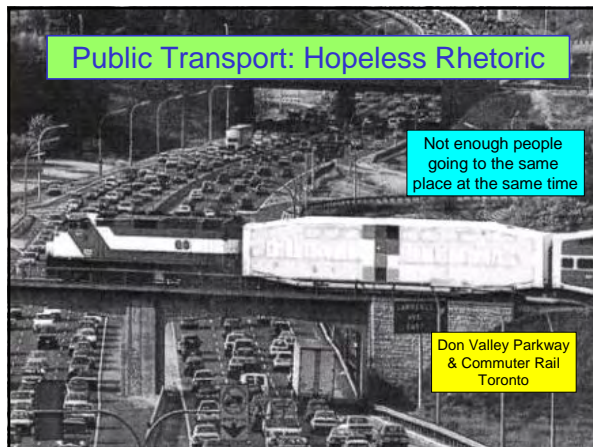
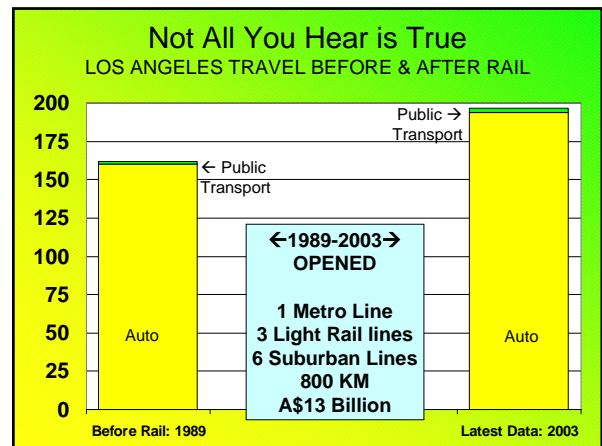
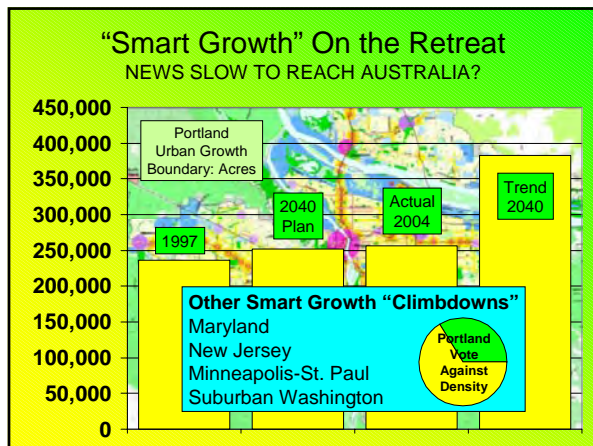
... has the conventional wisdom been so wrong.

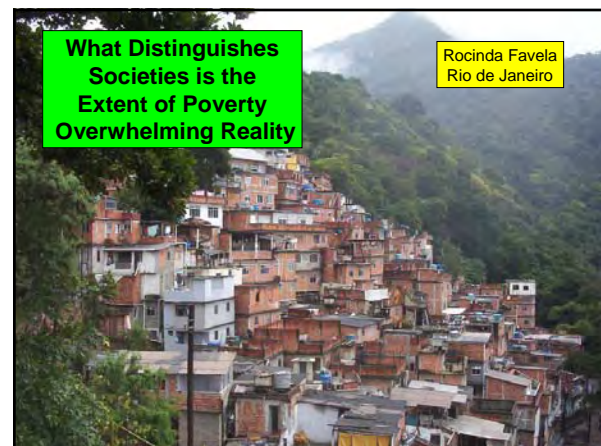
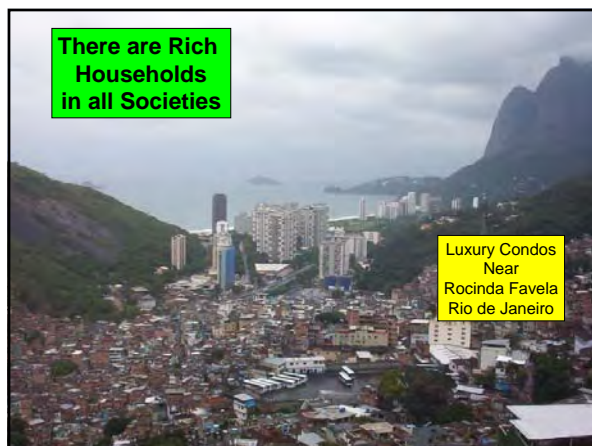
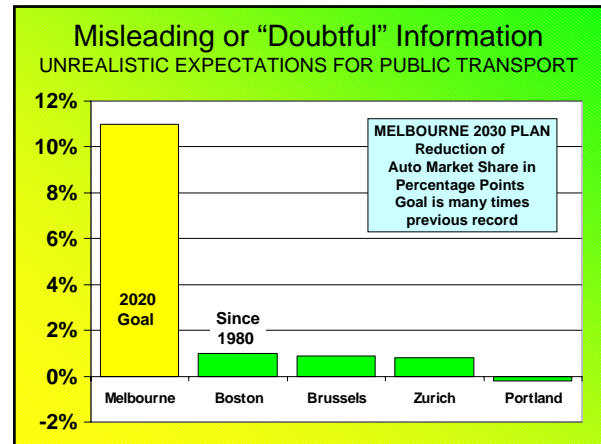
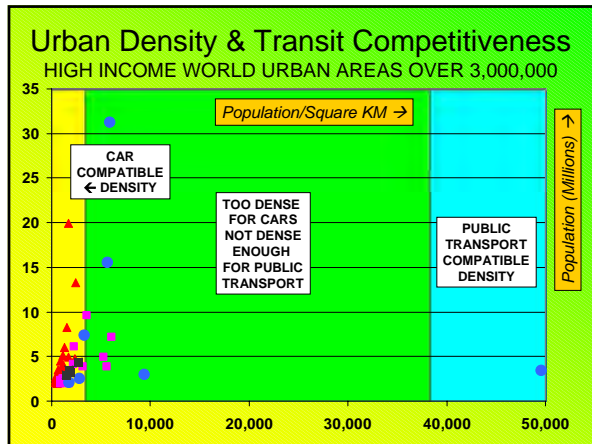
no imperative has been demonstrated.

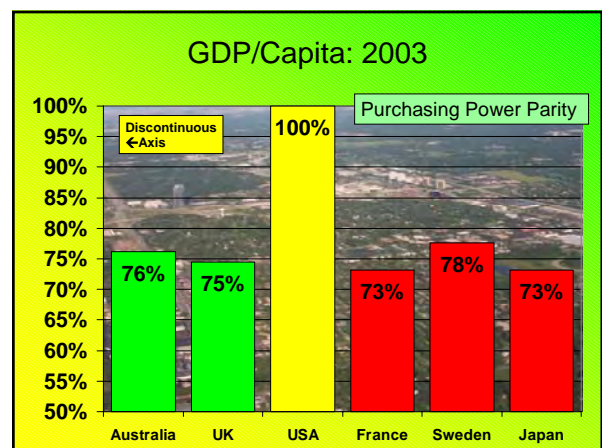
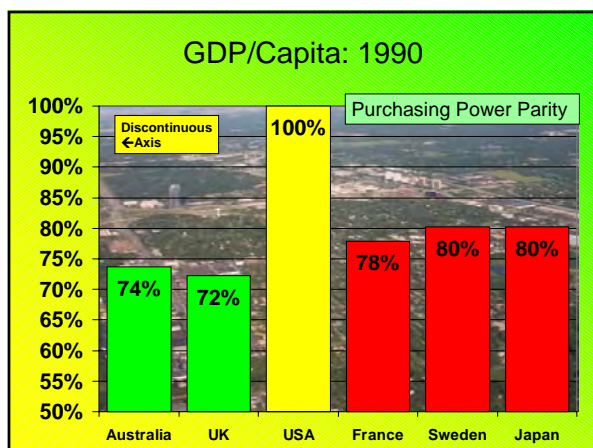
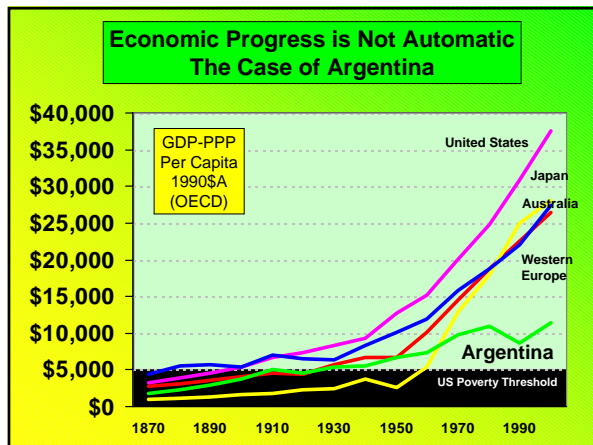
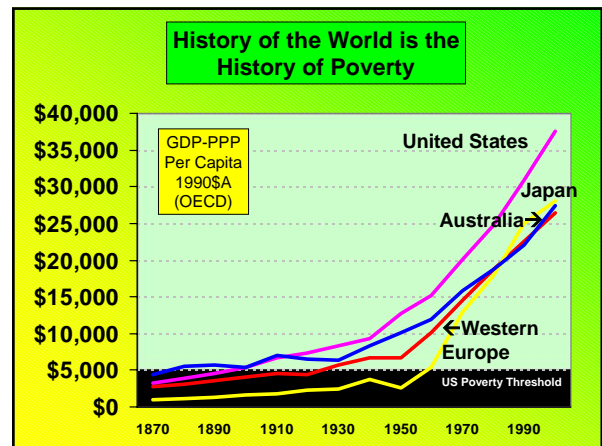
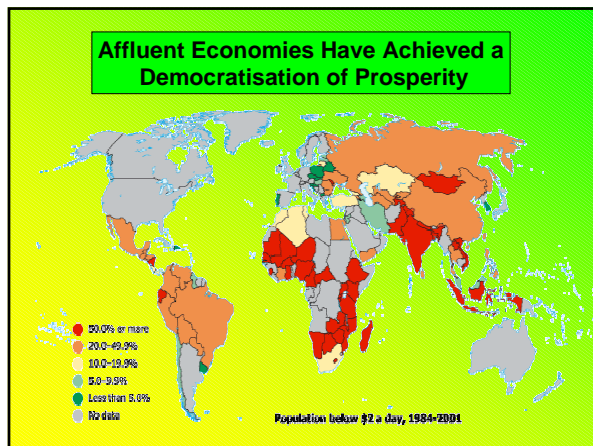
Factors Driving Suburbanisation

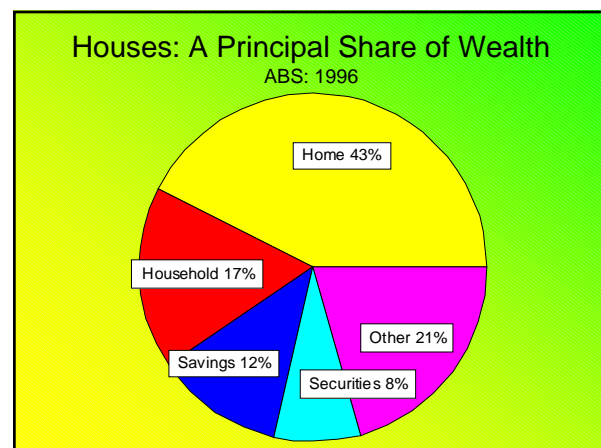
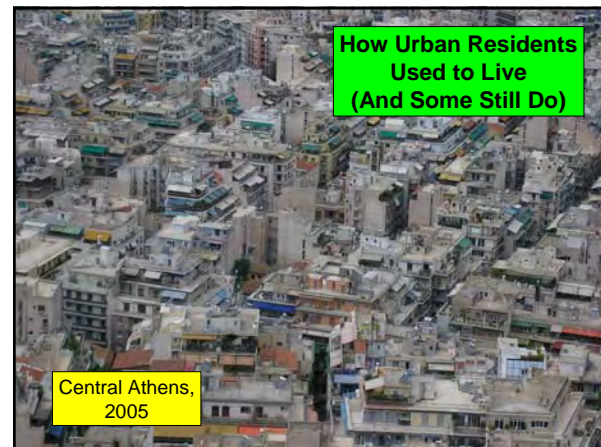
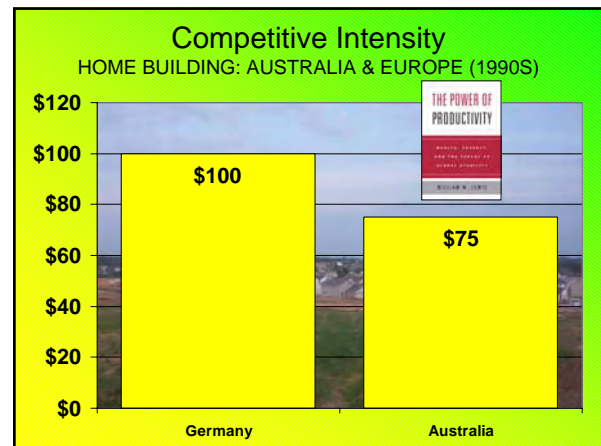
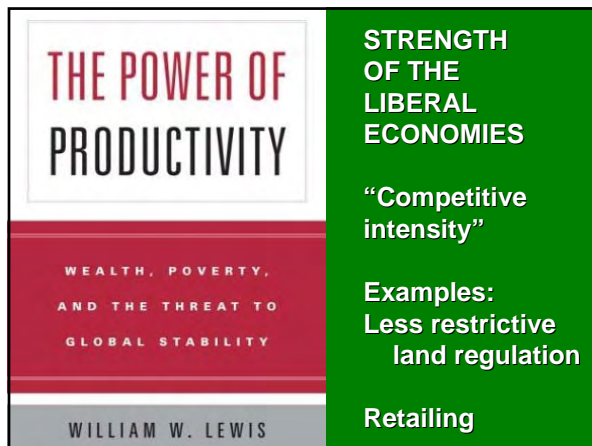
IT IS MORE THAN POPULATION GROWTH

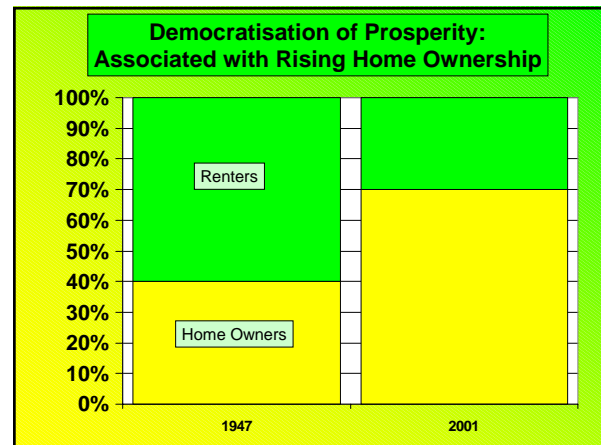
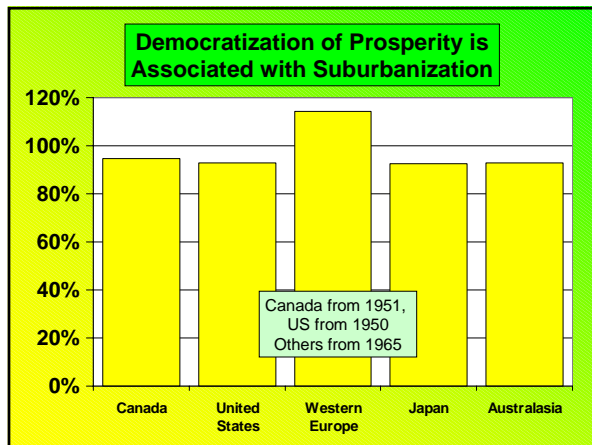
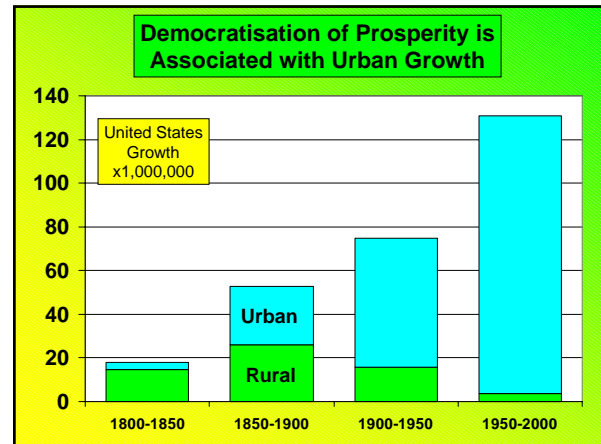
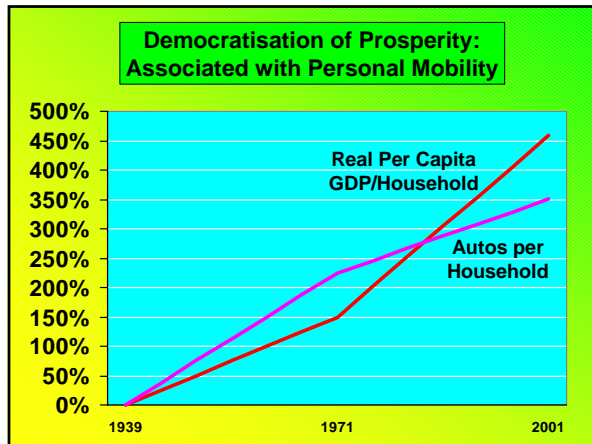
- Strong Post-War population growth
- People moving from rural areas to urban areas
- Housing growth well above population growth
Average household size down 1/3
- Larger, more efficient commercial structures
- Employment growth well above population growth
Contributing factor: More women in the workforce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











**COMMON
SENSE
ECONOMICS**

What Everyone Should Know
About Wealth and Prosperity

JAMES GWARTNEY,
RICHARD L. STROUP AND DWIGHT R. LEE


**BASIC
ECONOMIC
PRINCIPLE**

**SCARCITY &
RATIONING TEND TO
RAISE PRICES**

This means:

Rationing land for
housing
development
tends to
raise house
prices.

COMMON SENSE ECONOMICS



What Everyone Should Know About Wealth and Prosperity

JAMES GWARTNEY,
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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




"Sun Rises in the West" studies

Italian Dream Milan

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).



HIER

Harvard Institute of Economic Research

Discussion Paper Number 1948

The Impact of Zoning on Housing Affordability

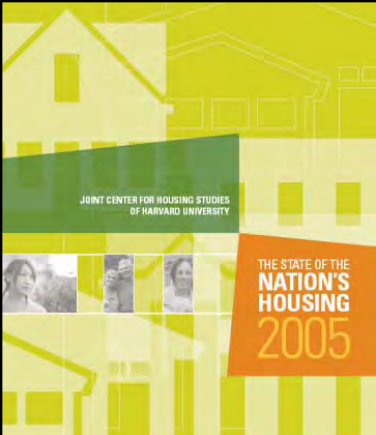
by
Edward L. Glaeser and Joseph Gyourko

March 2002

Harvard University
Cambridge, Massachusetts

This paper can be downloaded without charge from the
<http://econtheory.harvard.edu/papers/2002/0201.html>

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



HARVARD STATE OF THE NATION'S HOUSING 2005

JOINT CENTER FOR HOUSING STUDIES OF HARVARD UNIVERSITY

THE STATE OF THE NATION'S HOUSING 2005

"Development constraints drive up land and construction costs as well as prevent new housing from keeping pace with rising demand."



ECONOMIC RESEARCH

June 6, 2005

Edward L. Glaeser, Senior Researcher
edward.glaeser@wachovia.com

Are There Storm Clouds Ahead For The Nation's Housing Market?

One of the most frequently asked questions about the economy this year is what will happen to the housing market. If interest rates decrease, higher prices have been raised, and the economy is growing, what will happen to the housing market? Will it be a boom or a bust? Will it be a boom or a bust? Will it be a boom or a bust?

Our answer to these questions has long been that there is no national housing bubble to burst, as each market is unique to its own needs. Furthermore, any increase in interest rates through the mortgage rate will likely correct with stronger and more growth which should offset much of the impact from rising mortgage rates. Without stronger growth, there will not be a need for the Fed to raise interest rates.

Not have long continued that there is no national housing bubble.

NEW HOME SALES

Source: NAHB/Wells Fargo Housing Market Outlook

1400
1200
1000
800
600
400
200
0

2000 2001 2002 2003 2004 2005

NAHB Housing Starts (Seasonally Adjusted Annual Rate)

1400
1200
1000
800
600
400
200
0

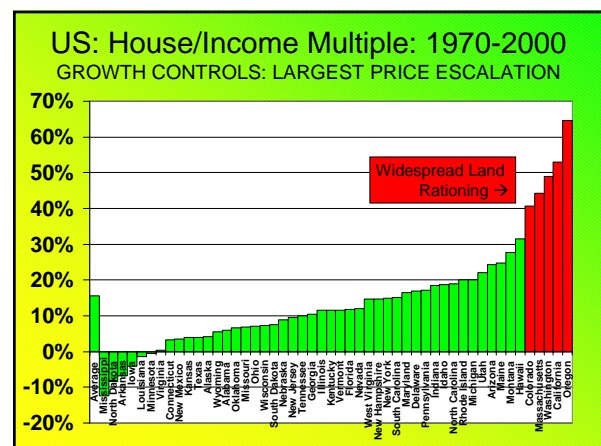
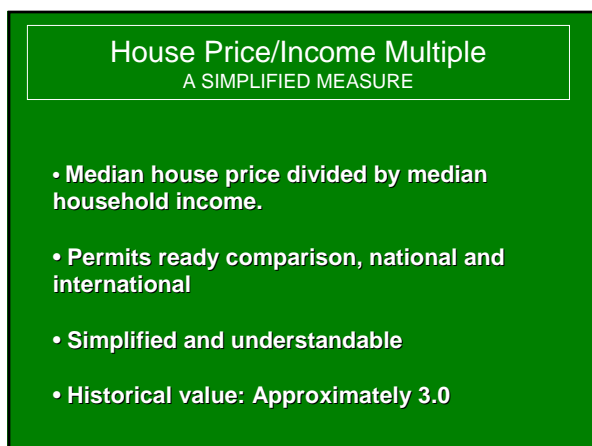
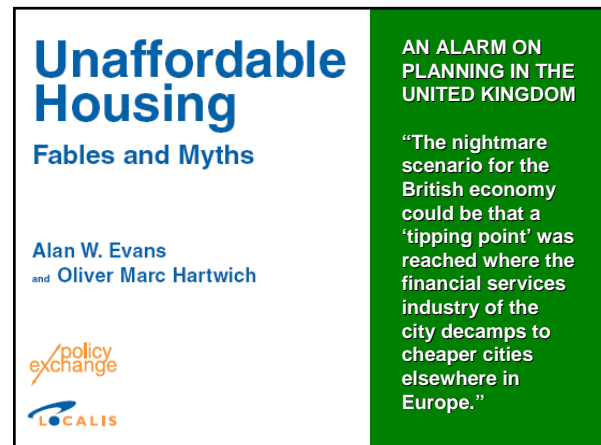
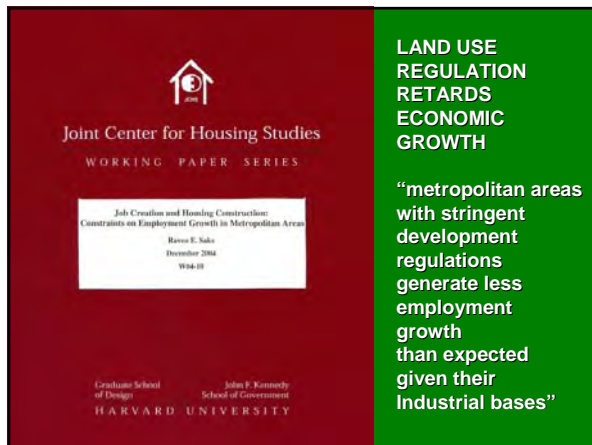
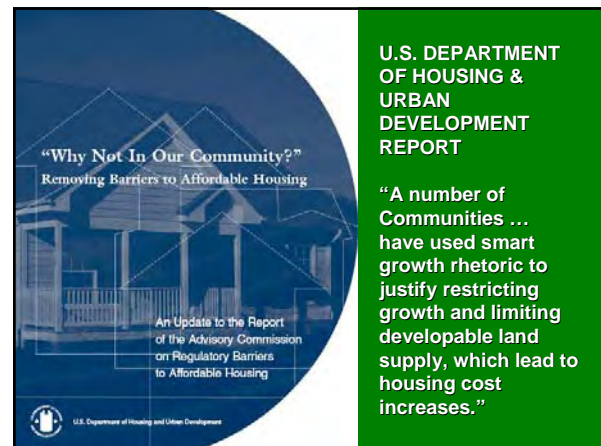
2000 2001 2002 2003 2004 2005

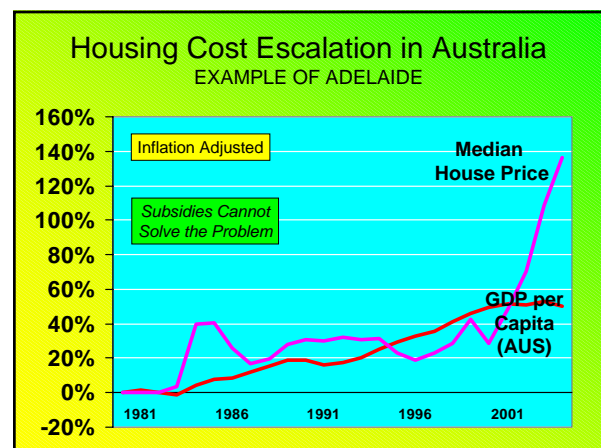
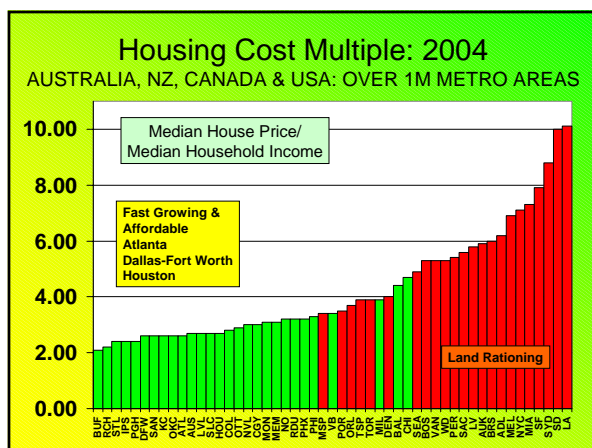
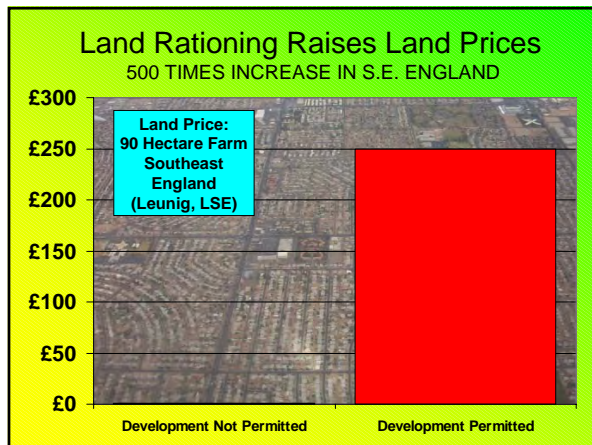
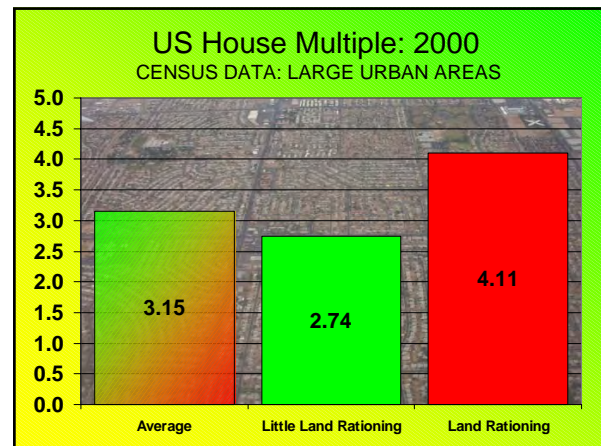
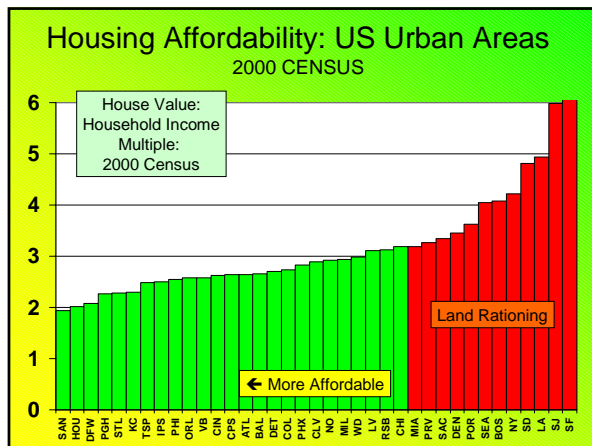
NAHB Housing Starts (Seasonally Adjusted Annual Rate)

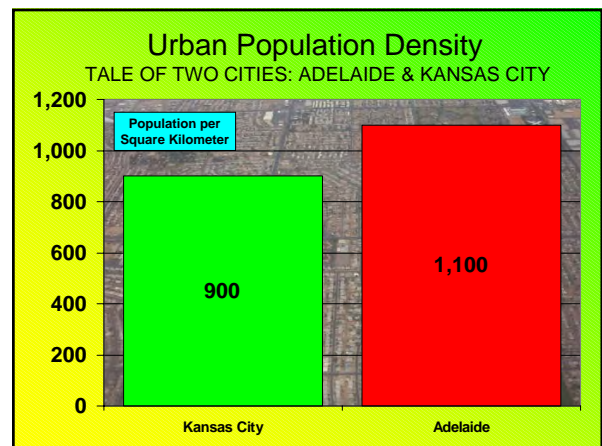
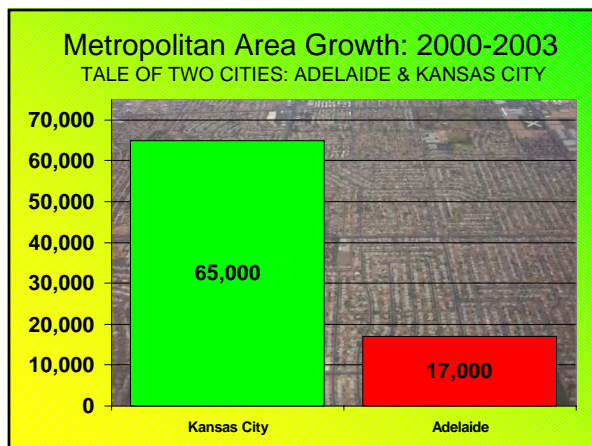
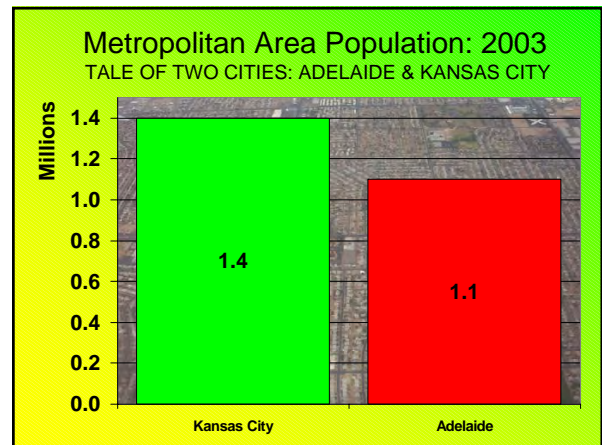
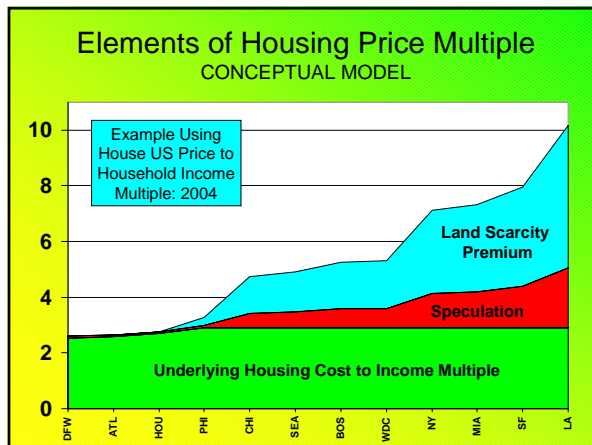
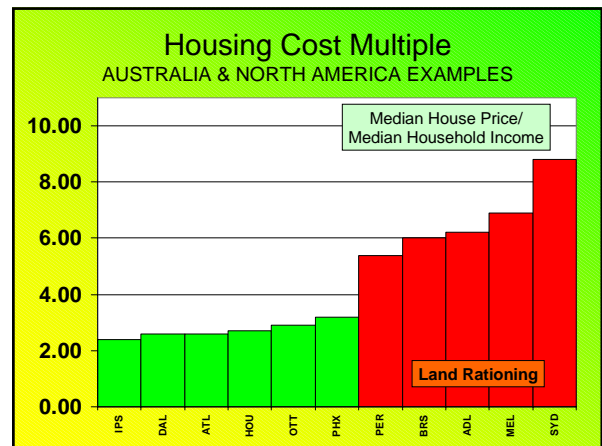
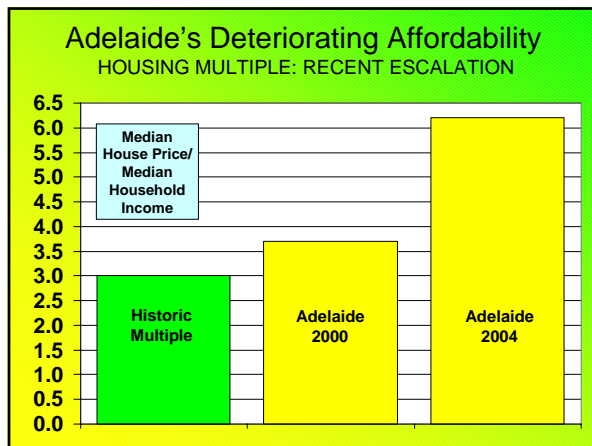
Over the past several years, the housing market has seen a lot of volatility. The first is the spread of the Smart Growth, Slow Growth and No Growth movements throughout the country."

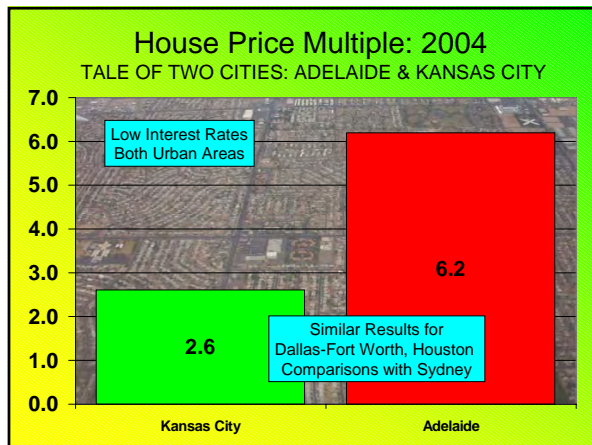
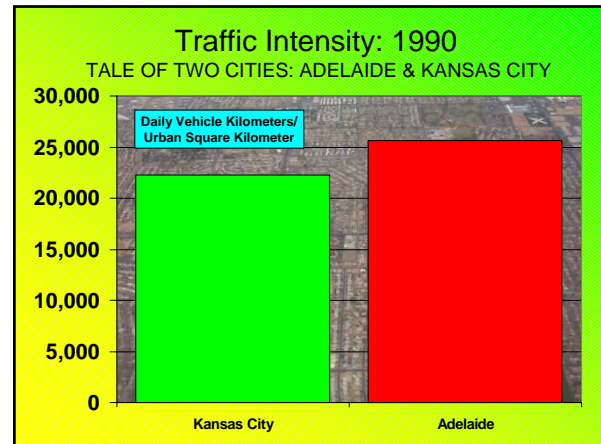
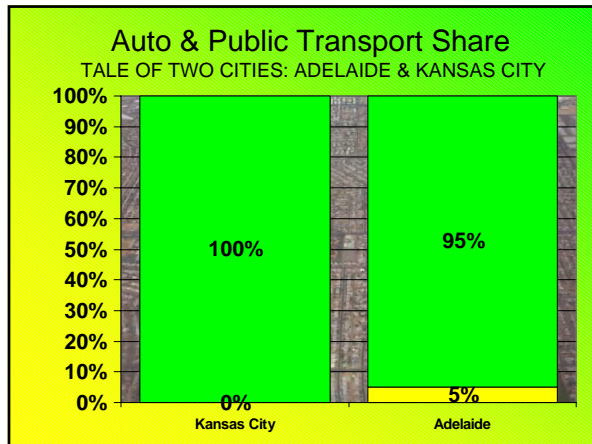
WACHOVIA BANK

"We have identified three major factors which have worked to restrain supply over the past decade, all of which remain very much alive and well today. The first is the spread of the Smart Growth, Slow Growth and No Growth movements throughout the country."

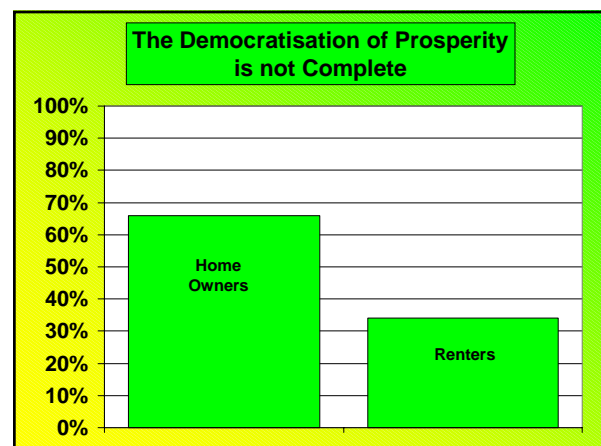


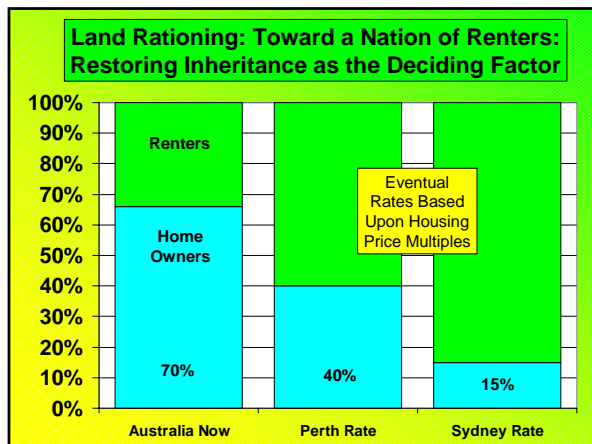






- ### Conclusions
- TALE OF TWO CITIES: ADELAIDE & KANSAS CITY
- Similar interest rates
 - Adelaide housing affordability much worse
 - Kansas City larger
 - Kansas City housing demand greater (faster growth)
 - Adelaide urban population density higher
 - Both have high auto market shares, but Adelaide has larger public transport share.
 - Similar traffic intensity, though Kansas City is less.





CAIO Online Policy Report
Volume XX Number 2 Mar/Apr, 1998
Perspectives from four continents
Solving the Global Public Pensions Crisis

CHICAGO SUN-TIMES
sun-times.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 Cowie, Personal Finance Editor
(Filed: 18/02/2005)

STRONG ECONOMIC GROWTH: IS NECESSARY

But
“Smart Growth:” constitutes an assault on the economy.



