

The London School of Economics survey of house prices affected by wind farms:

Final report to be issued March 2014

Wind turbines are slashing the value of homes built nearby, according to a new study into the impact of the large structures on property prices.

The study, by the London School of Economics (LSE), reviewed more than a million homes within close proximity of large wind farms over a 12-year period, finding that their property values fell by 11 per cent.

The report's author, Professor Steve Gibbons, Director of LSE's Spatial Economics Research Centre, told the Daily Mail: "Property prices are going up in places where they're not visible and down in the places where they are."

Key points:

are bigger and have greater geographical spread for larger wind farms. Wind farms with 20 or

more turbines reduce prices by 3% at distances between 8-14km, and by up to 12% within 2km.

operation periods, for the periods spanned by the data. However, the wind farm development

cycle can last a number of years, and price changes evolve fairly slowly over time in response to events. Again the most likely consequence of this is that the results underestimate the full impact between the pre-announcement and post-construction phase. Results based on comparison of operational sites and those refused planning permission suggest that these full impacts could be much bigger – the upper-bound estimate is about 15% within 2km of the average wind farm.

- The results of this survey applied to the suburbs right under Turitea leads to the obvious fact that many houses will devalue to a greater extent than the percentages statistically and robustly proven, and in specific cases become unsalable and therefore worthless.
- At Turitea a very large number of dwellings are within the 2km envelope and just outside.
- Note that the 60 turbine Turitea wind farm is *three times greater* than the 20 minimum turbines triggering a 12% devaluation.

- Additionally the 125m turbines are in a highly elevated position above houses and the city at large with a citywide impact. MRP apparently has plans to in future increase the number of turbines, potentially up to 131.
- We believe that nowhere in the world has a city like Palmerston North been corruptly sacrificed in this way.
- Palmerston North is the only city in New Zealand to be affected in this way.
- This blatant theft of ratepayer equity and amenity is unprecedented in New Zealand.

This photomontage shows the “penciled in” turbines 8 kms away from the centre of the city.



This is what the *15m shorter* Tararua 3 turbines nearby look like. Photo source: Manawatu Standard.



Link to the draft LSE document

<http://personal.lse.ac.uk/gibbons/papers/windfarms%20and%20Houseprices%20November%202013%20v5.pdf>