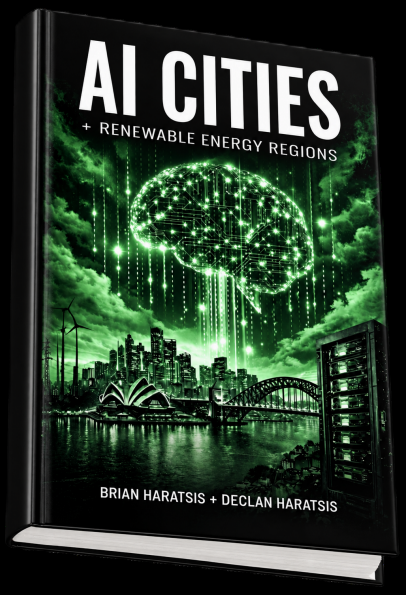
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# WHERE WILL WE BUILD NEXT?




## AI Cities Launches November 18th 2026

AI Cities reveals how artificial intelligence, renewable energy, and related trends have dramatically changed the way our urban areas grow and should be managed.

Co-authored by Brian Haratsis and Declan Haratsis, who are respectively the CEO and General Manager at Macroplan, the Australian planning consultancy.

**CONTACT US NOW**

The book, *AI CITIES + RENEWABLE ENERGY REGIONS*, launches on November 18th, 2026. Contact Brian Haratsis directly to request your copy or a presentation of the key themes to your team or event.

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**“AI Cities is a magnum opus!”**

**BERNARD SALT**

## WHY WE WROTE AI CITIES

**The Intergenerational Report 2026 calls artificial intelligence a ‘defining influence’ on the economy over the next 40 years. Yet, the metropolitan strategies guiding the development of Australia's major cities don’t even mention the term.**

**Those plans are hopelessly out of date.**

In our new book, *AI CITIES + RENEWABLE ENERGY REGIONS*, we harness a vast amount of research to create a readable explanation of the forces that are already changing how our cities and economy work.

We try to diagnose the problem and also prescribe a solution, a new type of city model that embraces what we call "hyperdistribution".

AI and the related trends will transform society just as much as electricity did in its own time. It is driving de-agglomeration and is undermining the key role of central business districts. The city of the future may be a widespread network of connected centres, corridors, and regions, powered by AI and clean energy.

This change is obvious, yet we haven't updated the way we plan our communities or invest public money.

**That's why we wrote AI Cities.**



**Brian Haratsis**
CEO, Macroplan



**Declan Haratsis**
General Manager, Macroplan

FROM THE BOOK

# HOW AI IS CHANGING THE MAP

### 01 The centre loses its monopoly

Digital coordination weakens the CBD's pull; it remains a place for collaboration.

### 02 Hyper-distribution of Urban Forms and Infrastructure

Jobs, homes, and services spread outward from the CBD to outer suburbs and regional centres.

### 03 AI is a foundational shift

...that actually changes where many economic activities can thrive.

### 04 Renewable energy generation transforms the regions

...into attractive zones for investment and economic activity.

### 05 Work from home expands

...as office roles are among the first to be disrupted.

### 06 Change happens with shocking speed

Compared to earlier technology cycles, with AI reaching its boom phase in seven years compared to over 20 years for earlier technologies.

### 07 Retail and services disperse

...and continue to transition online with ecommerce, remote entertainment and gaming, remote work, telehealth, work from home, and digital socialising.

### 08 Freight and autonomous vehicles reverse the equation

...so that goods travel to consumers rather than the other way around. This represents one of the biggest changes to urban economies since the Industrial Revolution.

### 09 Planning needs room to adapt

Authorities must reform the planning system to encourage flexibility and enable optionality, while continuing to protect infrastructure corridors.

### 10 More opportunity or deeper inequality

AI-driven dispersal can create either, depending on the policies we choose.

# HOW AI WILL AFFECT THE PROPERTY MARKET

## OFFICE SPACE

DEMAND DECREASES

Remote work and automation reduce demand for traditional office space, especially in CBDs.

## HIGH DENSITY APARTMENTS

DEMAND DECREASES

Flexible work and less reliance on CBD living reduces demand for high-rise apartments.

## TRADITIONAL RESIDENTIAL

DEMAND INCREASES

Lifestyle, space and affordability drive demand farther from CBDs.

## INDUSTRIAL LAND

DEMAND INCREASES

Data centres, logistics and advanced manufacturing need power and well-located sites.

## NEIGHBOURHOOD CENTRES

DEMAND INCREASES

Less commuting to the CBD means more demand for local retail and everyday services.

## MAJOR CBD RETAIL

DEMAND DECREASES

Fewer daily workers and online shopping undermine traditional CBD retail.

## REGIONAL CITIES & CORRIDORS

DEMAND INCREASES

AI, renewable energy, and flexible work support growth in regions and outer areas.

## TRANSIT ORIENTED DEVELOPMENT

DEMAND INCREASES

Demand increases around stations that are also job, health, education, or logistics centres.

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The new book *AI CITIES + RENEWABLE ENERGY REGIONS* by Brian Haratsis and Declan Haratsis is proudly supported by macroplan, the Australian consultancy that helps governments, developers, investors, universities, and healthcare operators to decide what to build, where and when.

Macroplan has offices in Melbourne, Sydney, and Brisbane, and its team of economists, planners, data scientists, mapping specialists, architects and policy experts works across urban economics and property research, town planning, retail analysis, financial modelling, data analytics and mapping, and decarbonisation. For more information, visit: https://www.macroplan.com.au/

PRAISE FOR AI CITIES

# A BOLD NEW VIEW OF OUR CITIES

> **AI Cities is a magnum opus!**
>
> **BERNARD SALT**

“Finally, someone has the guts to say that humanity is being released, perhaps for the first time since the industrial revolution, from living and working in the crowded inner city. Low-density living, autonomous vehicles, and distribution centres offer a vastly better quality of life.”

“This is a bold, brave, insightful book that is a must-read for anyone in planning or who’s interested, as I am, in change points in human development. AI Cities documents a switch in the way we live and work in 21st-century cities.”

**— BERNARD SALT**