

Improvement in Estimating Resident Population for Large-scale Development Projects : Focusing on the Case of Hanam Misa Newtown

The study examined the planned population and actual resident population of large-scale development projects, such as Misa newtown according to a shortage of infrastructure such as roads, water supply, sewage and schools, etc. The study suggested guidelines to estimate resident population based on the analysis.

Specifically, Misa newtown was examined in terms of the planned population, current population, and infrastructure. Also, Pangyo and Byeollae newtowns were analyzed as case studies. The results showed that the planned population was underestimated on detached housing sites, and the actual resident population occurred on non-residential areas such as commercial districts.

For example, the average household number of detached houses in Pangyo, which allows up to two to three households per a house, is 1.7 households, while 4.1 households in Byeollae and 4.0 households in Misa which allows up to five to seven households. However, actual estimation of resident population was a household per a detached house. There are also at least 17,000 units of additional households in Misa newtown as of 2021 including officetels and dormitories in business, commercial, and quasi-industrial areas which did not consider residential dwellings.

Therefore, the planned population should be calculated in consideration of the number of households allowed per a detached house when developing large-scale areas. Also, the number of allowable households of quasi-housing, such as officetels and dormitories on business, commercial, and quasi-industrial areas should be counted for decent infrastructures to be planned accordingly.

Keyword

Estimating Resident Population, Large-scale Development Projects, The Planned Population