

Research Topic	Study on the characteristics of urban area formation by land readjustment in Japan and Germany -Analysis of the application cases during its system introduction in the first half of the 20th century-	(Faculty) Graduate School of Engineering Department of Architecture and Urban Design Engineering
Host University	The Institute for the History of Frankfurt / Frankfurt /Germany	(Department) Course in Architecture
Duration	From (8) (31) to (10) (31), 2022	(Student Name) MATSUSHIMA Keiji

## Summary of the Research Activities

### (Background)

Land readjustment is known as the 'mother of urban planning' and is a core method of urban area formation. In Japan, when land readjustment was institutionalised in 1919, it was created with reference to overseas systems, and it is generally recognised that the 'Adickes Law' of 1919 in Prussia, Germany, was mainly used as a reference. The *Adickes Law* was the first in the world to institutionalise land readjustment and was named after *Franz Adickes*, who was mayor of Frankfurt am Main at the time.

Despite these references, it is clear that there are differences between the German and Japanese urban systems. The relevant part of the law is Article 1 of the *Adickes Law*, which states: 'Land readjustment shall be premised on the finalisation of an urban plan. It is not possible to design a land readjustment plan unless the roads, squares and other planned lines have been defined according to the urban plan'.

It was not possible to clarify this part because the current literature on the *Adickes Law* in Japan only describes the content of the article and the process leading up to its enactment in text form, and there is no literature on the actual land readjustment procedures based on the *Adickes Law* or the planning drawings from that time.

### (Purpose)

The purpose of the *Adickes Law* is to establish the town plan in the form of a *Bebauungsplan* which is a "city plan" or "district plan," as stated in Article 1 of the *Adickes Law*. This article analyses examples of land readjustment under the *Adickes Law* in Germany at the time, and clarifies whether or not it is in accordance with the content of the Act.

### (Result)

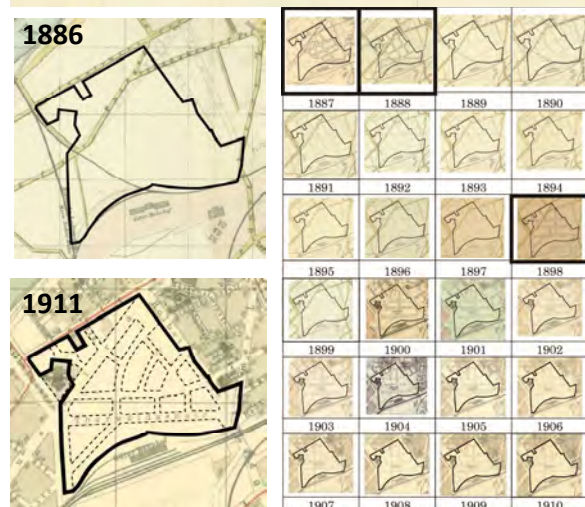
The drawings presented are from a part of Sachsenhausen, where land readjustment was carried out for the first time after the *Adickes Law* was enacted.

It can be seen from the *STRASSENPLAN* (road plan) that in this area the *Bebauungsplan* was defined for the first time in the period 1886-1887; changes were made to the plan again in 1888 and there were no changes to the plan until 1897, with the change seen in 1898. Thereafter, no changes were made to the plans until 1910, and a new change of plan was made in 1911. From the field survey, the plan has been in place since 1911 to the present day.

As a result, the development history of the drawings and the development of the land readjustment shows that 'land readjustment is predicated on the finalisation of an urban plan. It is impossible to design the land to be converted unless the roads, squares and other planned lines are fixed according to the urban plan'.), which is the same as that of the (old) *Bebauungsplan*. In other words, it can be understood that it was a prerequisite for land readjustment that a (old) *Bebauungsplan* had been drawn up, in which connections with other districts were considered.

In the *Adickes* method, the (old) *Bebauungsplan* was planned before the land readjustment was carried out, and the (new) *Bebauungsplan* was subsequently amended when inconveniences arose in the (old) *Bebauungsplan* in the course of land readjustment. From the analysis of the drawings, it was also found that the roads considered to be the main connection to other areas and the main plots surrounded by such roads were planned in the (old) *Bebauungsplan*, while the town blocks and new roads within the main plots were planned in the (new) *Bebauungsplan*, which was carried out within the land readjustment. It was read.

In Germany (Prussia), the division of roles is such that *Bebauungsplan* is responsible for town planning and land readjustment is responsible for residential land allocation, in other words, land readjustment is positioned as a means of realising *Bebauungsplan*, whereas in Japan, town and residential land allocation are both part of land readjustment. In other words, land readjustment is positioned as a means of realising the *Bebauungsplan*, whereas in Japan, both town planning and residential land allocation are carried out in the planning and design of land readjustment projects.

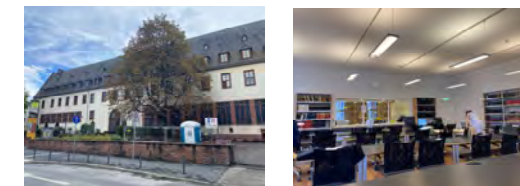


※Drawings obtained from the Institute for the History of Frankfurt

## College Life, Friends and Others

The place we visited for our research (The Institute for the History of Frankfurt) is an institute, and rather than interacting with local people, we had to find the necessary materials by ourselves and present them to the staff. It is like a library.

However, the staff are very kind and polite. I would normally have had to find the necessary materials by myself, but Mr Picard, who was in charge of my visit, took special care of me by preparing the materials for me. I would like to express my sincere gratitude.



### 指導教員講評

土地区画整理のルーツである「アディケス法」が誕生した都市で、最初の適用事例を分析し、都市計画史上たいへん価値の高い研究成果が得られた。

指導教員氏名：岡山 敏哉