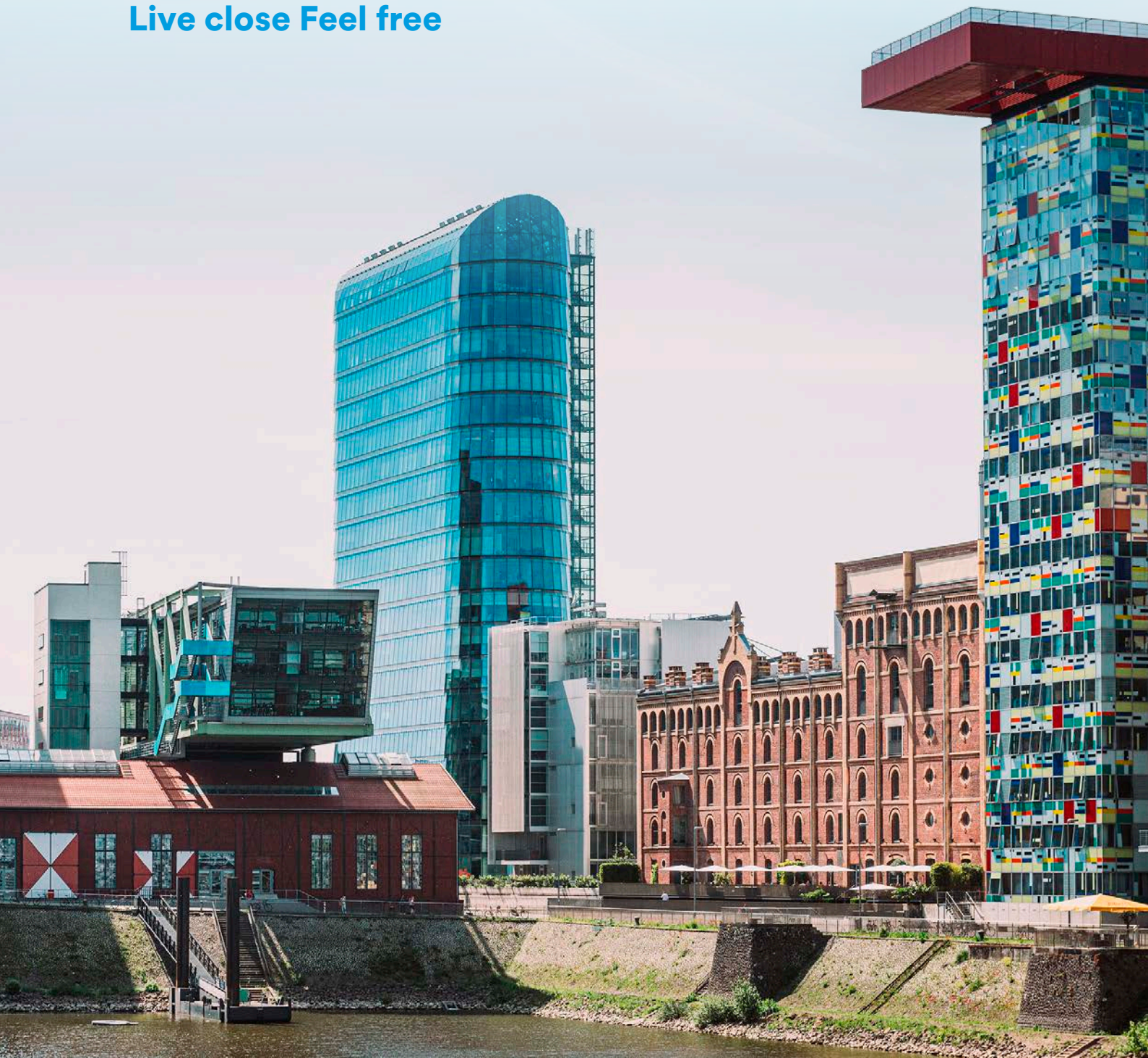


Summary

# High-Rise Masterplan

**Düsseldorf**  
Live close Feel free



## Why does Düsseldorf need a High-Rise Masterplan?

Worldwide the number of high-rise projects is growing. Düsseldorf too is faced with an increasing demand for the modernisation of existing buildings as well as new projects. The Düsseldorf High-Rise Advisory Board (Hochhausbeirat) was set up in 2019 and the High-Rise Masterplan (Hochhausrahmenplan) was introduced in March 2022 to deal strategically with this demand and foster sustainable urban development.

The high-rise masterplan complies with the NRW Building Code and is applicable for the whole city and all its high-rises. It works as a steering instrument, setting out transparent criteria for high-rise development in Düsseldorf.

## What potential locations and requirements are there for high-rise buildings?

New high-rise buildings should pay tribute to Düsseldorf's character. High-rise buildings remain excluded from conservation areas and areas of natural beauty.

The masterplan combines a focus on planning and guidelines: What are the requirements for mixed-use, transport links, green spaces, climate and sustainability in the city? What should a high-rise building accomplish as a sound addition to the urban fabric? What can each project offer to the public and the local community in terms of social and sustainable value?

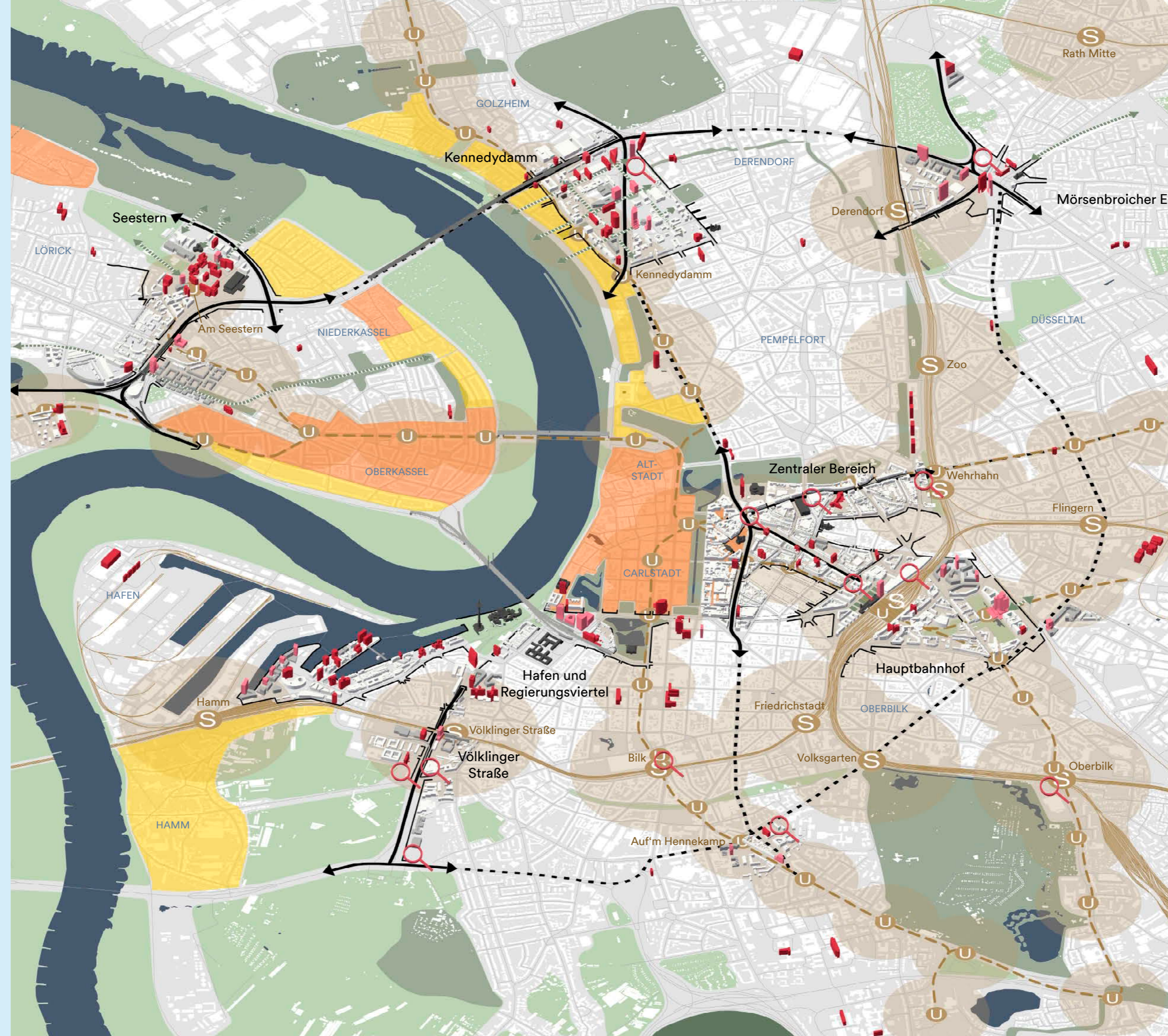
„Düsseldorf's masterplan for high-rises has succeeded in combining proven and sustainable standards within a generally applicable set of rules. Major innovation has been implemented by social and sustainable return in new projects which offer higher value to the local community. We want to take a closer look at each project and work out what a new high-rise can contribute to its surroundings and the city. In addition to saving space, it should accommodate the appropriate infrastructure and important functional components that we need for the compact city of the future. New high-rises cannot just stand for themselves! It is important that we develop an individual solution for every plot in terms of urban planning, architecture and a mix of uses. For example, high-rise buildings may include public spaces within and on top of the building, thus making it possible to create quality for the neighbourhood. The masterplan is a collaborative effort between experts, citizens, politicians and local administration, of which I am very proud.“

### Cornelia Zuschke













Alderwoman; Beigeordnete für Planen, Bauen, Wohnen und Grundstückswesen

## Where can I find out more?

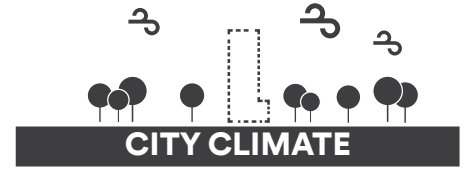
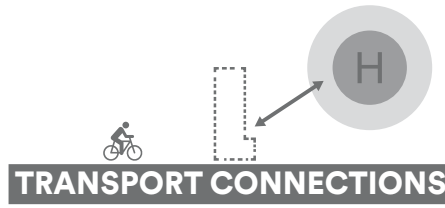
[www.duesseldorf.de/hochhausrahmenplan](http://www.duesseldorf.de/hochhausrahmenplan)



## Map of structures – key to map

-  **Existing high-rise building**  
High-rise building as defined by the state building regulations.
-  **Secured site**  
The plot has been approved for new development and gone through procedural steps, such as the consultation in the High-Rise Advisory Board, a competition or the preparation of a land-use plan.
-  **Monument**  
Listed monuments, such as churches, bridges, and other buildings that particularly characterise the skyline.
-  **Predefined areas and axes**  
Areas of the city that are already clearly characterised through the presence of high-rise buildings or will be in future because of secured sites. Considering specific spatial qualities and features, further high-rise locations within the predefined areas may be feasible.
-  **Predefined axes in the urban fabric**  
Important streets and axes that represent the spatial connection between predefined areas. Some high-rise buildings already exist along these axes.
-  **Rhine preservation zone to be observed**  
Settlement zones within the Rhine river-landscape where no high-rise development is permitted.
-  **Protected zone**  
Düsseldorf's historic city centre, areas around the Königsallee and other conservation areas on the left bank are under protection. No high-rise development is permitted here.
-  **Passive zone**  
The passive zones are not the focus of high-rise development. High-rise development may – in very exceptional cases – be considered if in line with the guidelines, for example high standard of public transport.
-  **Sites under investigation**  
Sites that have not yet been assessed and require more detailed consideration.
-  **Railway lines**  
Railway routes that not only have a transport function but are also important for the supply of cold air.
-  **Accessibility of local rail transport**  
Areas around important and high capacity train stations (S-Bahn and U-Bahn) within a comfortable walking distance.
-  **Green spaces network**  
Green spaces located in the vicinity of high-rise buildings that are to be linked together more clearly.

# Guidelines

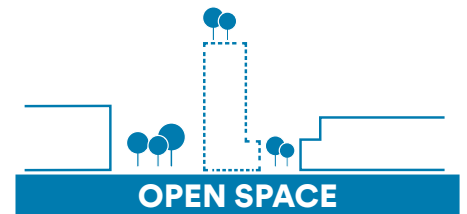
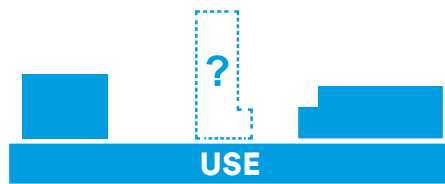
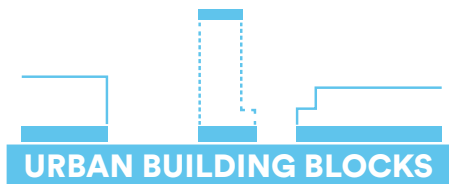


## Level 1 – the role of the high-rise in the city

### New high-rise locations ...

- pay tribute to the *Düsseldorf-specific* and complement and enrich the skyline.
- enhance and interact with existing predefined axes and spaces.
- are not in conflict with monuments (for example bridges, churches).
- are located within a comfortable walking distance of 300 to 500 meters to important public transport stations.
- are attractive for pedestrians and are integrated into a network of lively street spaces.
- are well integrated in the cycling network.

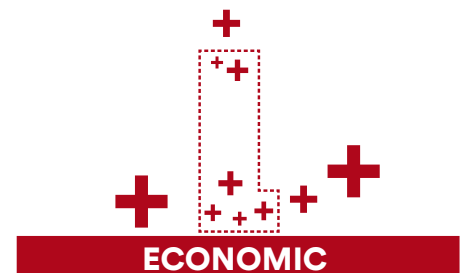
- do not block any important cold air corridors in the city.
- do not cause adverse shade on public open spaces (squares and parks).



## Level 2 – the role of the high-rise in the neighbourhood

### New high-rise buildings ...

- complement and enhance the urban fabric.
- relate to Düsseldorf's traditional horizon of around 100 meters in height.
- guide and accentuate the public space.
- are of particularly high architectural quality.
- contribute to city life and the community. Provide social and sustainable value through specific options for use, e.g. infrastructural impetus and enhanced development.
- involve a mix of uses developed from the local context and the city's overall objectives to develop Düsseldorf as a compact city.
- add public spaces of a high quality to the urban fabric, for example rooftop terraces, squares and mid-level sky gardens.
- have an ideal form and orientation to avoid strong downdraughts and achieve well-balanced urban spatial integration.



## Level 3 – addressing construction of high-rise buildings

### New high-rise buildings ...

- fall significantly below the current legal requirements for energy consumption.
- contribute to promoting biodiversity and improving the urban climate with green façades or intensive roof greening.
- make effective use of rainwater.
- are designed and constructed to save resources.
- reuse and recycle materials wherever possible.
- strive for sustainable and resource efficient construction by assessing the ecological footprint, especially concerning the preservation and transformation of existing buildings.
- do not only have to make sense from a real estate perspective but must also generate a long-term sustainable impact on the urban economy.
- are designed in a socially responsible way by integrating affordable housing or social infrastructures for the local community.



City of  
Düsseldorf

**Herausgegeben von der**

Landeshauptstadt Düsseldorf  
Dezernat für Planen, Bauen, Wohnen und Grundstückswesen  
Burgplatz 1, 40213 Düsseldorf

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[www.duesseldorf.de](http://www.duesseldorf.de)

