



Understanding Planning

Property Sale and Development Signs

Property sale signs - rules

The rules regarding signs in Nelson are covered under the Nelson Resource Management Plan.

To assist real estate agents and others who wish to erect property sale signs the following information details criteria which applies to signs that may be erected **without** resource consent.

If you want to erect a sign that **does not** conform to the following criteria you will need a resource consent. In this case please allow sufficient time (at least several weeks) to obtain the necessary approvals.

Signs erected contrary to these provisions and not having a resource consent may be removed forthwith with any charges incurred referred to the real estate agency concerned.

How many?

The maximum number of signs is not stipulated but it is recommended that agents establish a protocol to avoid multiple signs which tend to visually detract from the property and may subsequently affect its saleability.

How big?

- In zones other than Inner City Fringe, Inner City Centre, Suburban Commercial or Industrial, not exceed 1m².
- In zones Inner City Fringe, Inner City Centre, Suburban Commercial or Industrial not exceed 3m² and have a maximum dimension of 1.2m by 2.5m.

How high?

Maximum height 2.0m.

Where can I place signs?

Temporary property sale signs are permitted in all zones but they must **not** pose any hazard to road users.

They must be located more than 10m from any road intersection (except where attached to a building).

Where a sign is located within 10 metres of a property access they must be set back 1.5m from the front boundary of the site or be less than 1m in height.

The sign must be placed on the property to which the sale refers.

The sign must not be erected on or overhanging any road reserve or public place. (except in the Inner City, Suburban Commercial, and Industrial Zones).

Where can I put them up?

Property sale signs can be displayed only while the property is on the market, and must be removed as soon as the sale is complete.

What about the design of the sign?

The sign must meet the following design requirements:

- The sign **must not be 3 dimensional** type (i.e. it must be a flat board but it can be double sided).
- The sign **must not have** reflective materials, flashing illumination, aerial or moving displays.
- The sign **must not** mimic or conflict with the design, shape, and colour combinations of traffic control signs or signals or otherwise compromise traffic safety and control.
- The sign **must be** tidy and not detract from the visual amenities of the area.
- Any external illumination for the sign must be fixed and directed at the sign so as not to cause a distraction to drivers or glare and light spill on other sites.

Site Redevelopment Signs

The rules regarding site redevelopment signs are as follows:

- The sign must not exceed 2 metres in height.
- The sign must not be more than 2 square metres.
- The sign must not be erected sooner than 2 months prior to the construction works commencing, and be removed within 5 days of construction being completed.

Other Situations

If you want to put up signs which do not meet the criteria detailed in this pamphlet you will need to apply for a resource consent.

Such signs have to be dealt with as a Discretionary Activity. This means that careful assessment of the proposal will have to be made.

If the effects are significant and there are objections from neighbours the application would need to be notified – this process could take several weeks and your application may be approved or declined. Any submitters would also have the right to appeal the Council's decision.

It is therefore important to ensure that any proposal you may have is made well in advance of the time required and that you also allow for the costs involved.

If you need any further information please do not hesitate to contact the Nelson City Council's Planning and Consents Division and ask to talk to the Duty Planner.
Direct Dial Phone: (03) 546 0357.