



The Cube on Queen. Own. Invest. Secure the best.

11 Cube Court, off Lower Queen St, Richmond
Information Memorandum
bayleys.co.nz/4003588

BAYLEYS

Own your own premises. Be your own landlord.



Whether you're a tradie looking for the ideal workspace, need storage for your equipment or large toys, or want a warehouse for your online business, The Cube on Queen has you covered. With unit sizes ranging from 45 to 146 square meters, plus the option for a mezzanine floor to maximize your space, we've got the solution for your specific needs.

Flexible, mixed use units

The Mixed Business complex will provide flexible use options on freehold unit titles, desirably priced for commercial ownership and investment. With six floor plans to choose from, the options are endless.

Sized to suit

Units range from 45sqm to 192sqm - ideal for office use, tradespeople, small business operators, distributors, online retailers, logistics companies - or for personal storing.

Easy street access

With easy, ground floor access directly from Lower Queen Street and a 3.6m high roll-a-door, the units are designed with larger vehicles in mind (including 11 metre truck movements).

Room to grow

Increased floor space can be created with the addition of an optional mezzanine floor, within the 6-metre stud height - ideal for extra office or storage space.

Modern amenities

Each unit features 6-metre stud height, fibre Internet connectivity, modern kitchenette (excludes C1) and WC, clear roof panelling and convenient parking in front of your unit.

Stylish & secure

Landscaped grounds provide an attractive environment, while security features include 24/7 video surveillance and vehicle number plate recognition.

A community hub

A communal area is a bonus, which will come alive at lunch or 'smoko' time and is a great spot for a coffee and/or lunch cart business.












Release One and Two are open to purchasers now, with a number already sold, so don't delay if you want to guarantee your spot in this great development.

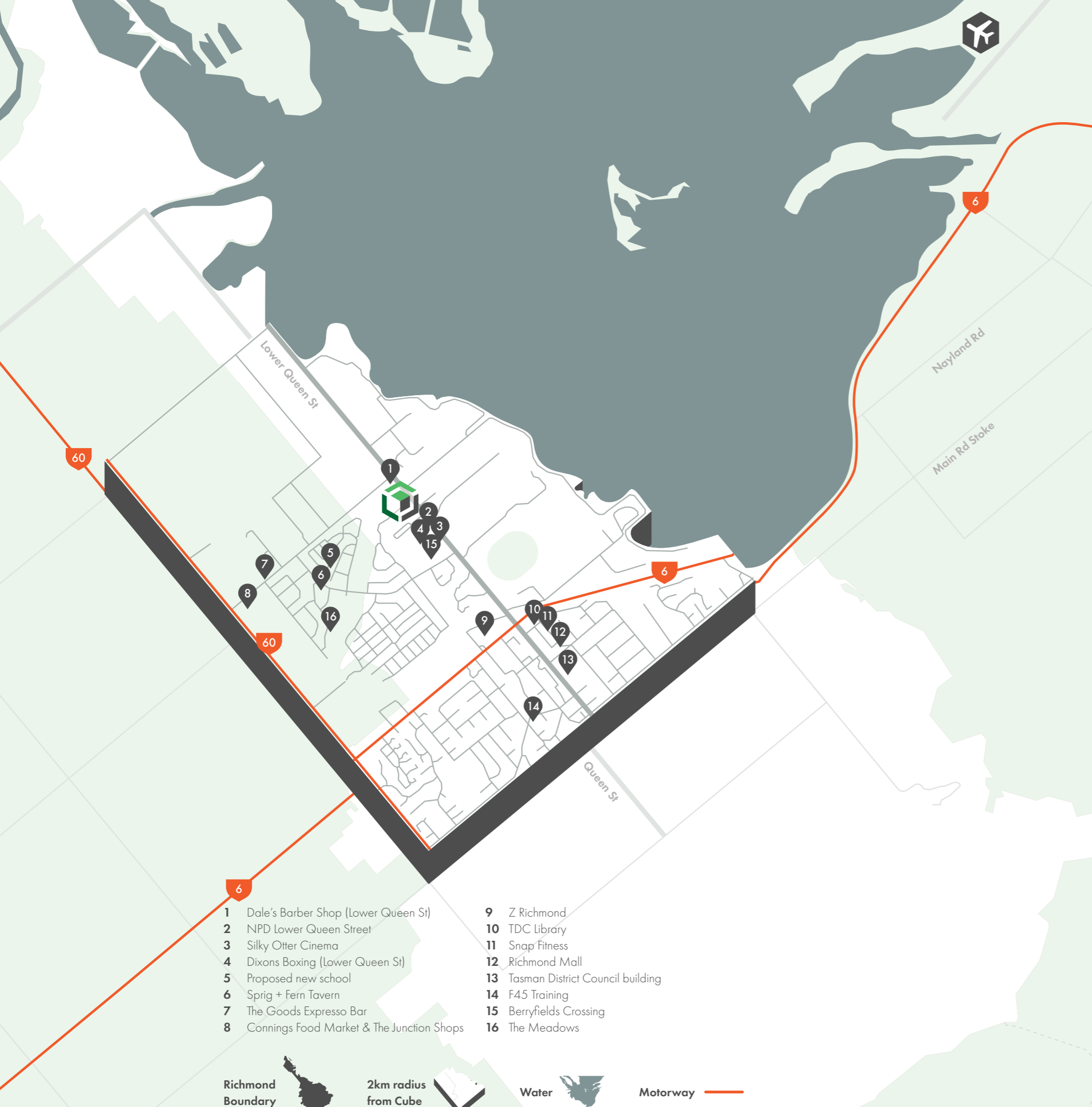
Priced from just \$299,000 + GST



Investment Highlights



-  Six floor plan options
-  Mezzanine option
-  Mixed Business Zone
-  Freehold Unit Title
-  Constructed using concrete tilt slab
-  6m stud height allowing for extra storage volume
-  24/7 access
-  Designed for 11-metre truck movements
-  24/7 Video surveillance
-  1 km to Richmond CBD
14km to Nelson CBD
9km to Nelson Airport
-  Optional glass panel roller door
(additional cost applies and not suitable for all units)



- 1 Dale's Barber Shop (Lower Queen St)
- 2 NPD Lower Queen Street
- 3 Silky Otter Cinema
- 4 Dixons Boxing (Lower Queen St)
- 5 Proposed new school
- 6 Sprig + Fern Tavern
- 7 The Goods Espresso Bar
- 8 Connings Food Market & The Junction Shops

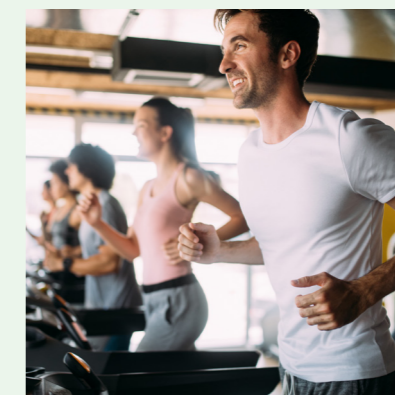
- 9 Z Richmond
- 10 TDC Library
- 11 Snap Fitness
- 12 Richmond Mall
- 13 Tasman District Council building
- 14 F45 Training
- 15 Berryfields Crossing
- 16 The Meadows

Richmond Boundary  2km radius from Cube  Water  Motorway 

Exceptional location

The Cube on Queen backs onto Appleby Fields and The Meadows, an up-and-coming, desirable subdivision. This popular location features restaurants, cafes, a lifestyle village, and a cinema, as well as a proposed school.

- 1km to Richmond's main street, Sundial Square and Richmond Mall
- 1km from State Highway 6 which takes you straight to The Airport (9km), Port Nelson (14km), and Nelson City (15km)
- Access Lower Queen Street straight from State Highway 6
- Convenient to bus routes and bus stops
- A&P Showgrounds nearby
- Close to an established lifestyle village





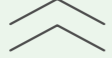





Masterplan



- C1** Unit Type 48sqm
- C2** Unit Type 72sqm
- C3** Unit Type 146sqm
- C3+** Unit Type 192sqm
- C4** Unit Type 45sqm
- C5** Unit Type 58sqm

What's included

Get in touch with the listing agents today for the latest availability and pricing

-  Kitchenette with over cupboards, Trizone bench top*
-  Auto garage door opener to 3.6m high front roller door
-  Clear roofing panel
-  Fire alarm
-  Toilet and hand basin
-  Electrical LED lights and double power outlets
-  CCTV - outside covering The Cube on Queen
-  Landscaped common outdoor space

*No kitchenette included with Cube 1.



Backyard option Cubes include:

-  Extra land and concrete
-  Extra tap
-  1.8m fence
-  2.2m high rear garage door



Our team of local experts

Collett Group – The Developer

The Collett Group brings a wealth of knowledge, skills and innovation to the development and construction sector. The Group is directed by Simon Collett and supported by Operations Manager Gina Grimwood, both of whom have extensive land development, housing, and commercial project experience. Simon has built thousands of homes and developed hundreds of sections across the top of the South Island and has consistently been the region's largest homebuilder for many years. Gina has been involved in multiple developments, also delivering hundreds of sections.

Their combined relationships, skills, knowledge, forward thinking and innovation make for an outstanding team. They love all types of development, building strong teams and really putting their heart and soul into delivering projects, with a focus on supporting the community.



Coman Construction – The Builder

Established in Nelson in 1987, Coman Construction Ltd, is a member of the Master Builders Federation and a Licensed Building Practitioner. Since its inception, the company has experienced steady growth, accumulating a portfolio of varied commercial projects. Driven by a continued emphasis on tested methodologies and a pursuit of excellence, Coman Construction presently employs 30+ full-time staff, making it one of the largest construction firms in the upper South Island.

With a sound reputation for professional management and achieving time and budget targets, the company is highly regarded and respected throughout the region. They've received recognition from many industry professionals, endorsing their excellence in quality of work, contract management and ability to work to tight construction programmes.



Premier Services – The Architect

Premier Services is a fresh, client-oriented architecture firm committed to excellence in custom architecture and design for residential, commercial and industrial buildings. A member of the Design Association of New Zealand, the firm manages projects from initial concept or feasibility right through to building completion.

With experienced team of in-house architectural designers, Premier Services have earned a reputation for delivering their projects on time and on budget. By translating needs into workable building solutions, their innovative designers specialise in blending classic lines and contemporary design. A collaborative mindset is the bedrock of their approach, with the team fully engaged in working with their client to solve the design, support clients throughout the process and ensure success.



Staig & Smith – The Engineer

Staig & Smith Ltd is a long-established Surveying Consultancy with its origins dating back to 1950. Times have changed considerably, and they have changed with them. Expansion of services to meet the varied requirements of their clients has seen Staig & Smith Ltd develop into a multi-discipline company. The company has offices in Nelson and Christchurch, and serving private, corporate, government and local authority clients throughout the lower North Island, the West Coast and the South Island.

Staig & Smith Ltd employs professional planners and surveyors along with engineering staff and support staff, backed by modern systems and technology. The company offers a broad base of services to assist clients in bringing their projects to fruition.



Body Corporate Information

431 Lower Queen Street, Richmond

September 2021, www.aucklandbodycorporate.co.nz

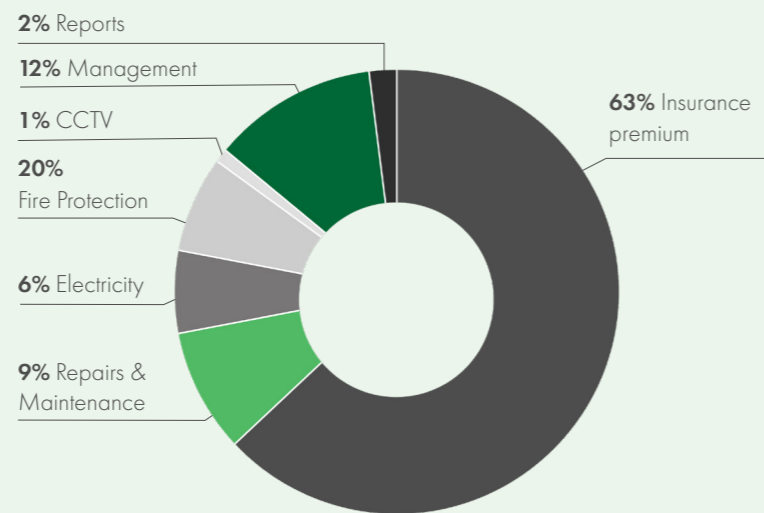
Budget Breakdown

The budget was calculated using comparable body corporates and complexes in the Richmond area as of late 2023. The budget is prepared in good faith and is based on our vast experience in the New Zealand Body Corporate Industry.

This pie chart gives a broad overview of the draft budget which is based on estimates and quotes on the information available prior to construction. The total budget is broken down for the first stage of units on the following page.

The largest cost, in the annual budget, is insurance for the buildings and infrastructure, this is based on the cost to build and includes commercial loss of rent for owners/ business interruption cover, this covers owner occupants and landlords for a period of two years

For clarity the budget does not include rates, costs relating to the interior of the unit, a commercial rental manager (if tenanted) and rubbish removal.



431 Lower Queen Street, Richmond – Estimate Levy

Unit Number	Type of Unit	Internal Unit Size (sqm)	Est. BC Fees (p.a.)
1	Cube 3	146	\$4,581.57
2	Cube 4	45	\$2,129.81
3	Cube 1	48	\$2,154.58
4	Cube 4	45	\$2,129.81
5	Cube 1	48	\$2,154.58
6	Cube 4	45	\$2,129.81
7	Cube 1	48	\$2,154.58
8	Cube 4	45	\$2,129.81
9	Cube 2	72	\$3,070.89
10	Cube 4	45	\$2,129.81
11	Cube 2	72	\$3,070.89
13	Cube 2	72	\$3,070.89
15	Cube 2	72	\$3,070.89
17	Cube 2	116	\$3,640.15
19	Cube 2	108	\$3,389.11
21	Cube 2	106	\$3,326.34
23	Cube 2	106	\$3,326.34
25	Cube 3	216	\$6,778.21
27	Cube 2	114	\$3,577.39
64	Cube 5	58	\$2,575.59
66	Cube 5	58	\$2,550.82
68	Cube 5	58	\$2,575.59
70	Cube 5	58	\$2,575.59
72	Cube 5	58	\$2,575.59
87	Cube 2	72	\$3,070.89
89	Cube 1	48	\$2,154.58
91	Cube 1	48	\$2,154.58
93	Cube 1	48	\$2,145.58
95	Cube 2	72	\$3,070.89
97	Cube 2	72	\$3,070.89
99	Cube 2	72	\$3,070.89
101	Cube 3	146	\$4,581.57

Key Notes:

The estimated levy amounts are based on the draft budget, the figures are preliminary and are based on the units m2, the final levy amounts will be based on an independent registered valuation of the complex completed closer to settlement. The levy apportionments are therefore indicative only and are supplied with the sole purpose of providing a preliminary overview. The complex will be a body corporate governed by the Unit Titles Act 2010 and its Regulations 2011, and final apportionments will be by Ownership Interests

Each year owners will meet to determine what is and is not budgeted for and determine the amounts.

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Wynard Quarter Auckland, 1010

Draft outline specification

1. General
2. Site Works & Earthworks
3. Structure
4. Architectural
5. Hydraulic Services
6. Electrical, Telephone and Data



1. General

1.1. LOCATION

This site is located at 431 Lower Queen Street, Richmond, Tasman

1.2. UNITS

The development comprises of the construction of around 87 Mixed Business and storage units (known as Cubes) plus associated site works including car parking, a two lane one way ring road and common area. There will be areas of landscaping and a vehicle crossing to the road frontage.

1.3. VEHICLE ACCESS

Vehicle access to the site is via a two-way crossing onto Queen Street, Richmond.

1.4. ALTERATIONS

The Developer reserves the right to change the design or specify alternative materials from those contained in this Outline Specification and attached preliminary drawings to complete their proposed development. Such changes will not affect the extent or intent of this Outline Specification or preliminary drawings.

1.5. LAYOUT

The final layout and details are subject to modification as may be required in the working design process and as may be required to satisfy Resource Consent, Building Consent and National, Regional or Territorial Authority Regulations, By-laws, or enactments. This includes any layout of the Cubes in future stages.

1.6. STANDARDS

Quality Standards, trade practices and finishes will be covered in the Contract Works specification developed during the working design process but shall be not less than that required under the Building Act and any subsequent amendments thereto adopted on or before the date of signing a Construction Contract.

1.7. APPROVALS

The Developer will obtain all permits, building consents, certificates and approvals required by the local Territorial Authorities or under the Building Act 1991, or by any other body having jurisdiction.

1.8. CUBE USE

The zone is Tasman District Council Mixed Business. Any use outside this may require resource or building consents. All consents will need to be obtained by the owner post settlement.

2. Siteworks and Earthworks

2.1. EXCAVATION

The site shall be excavated to accommodate the designed building platform levels for the building and car park areas as per consents.

2.2. DRAINAGE

All necessary drainage required for hard surface run-off to roadways and car parking areas and building perimeter drainage shall be provided complete with sumps, cesspits, inspection points and all other necessary components to fully drain the site. All connections shall be made in accordance with Local Authority requirements.

2.3. CAR PARKING AREAS

The car park area shall be cut/filled to the designed level and gradients as indicated in the site plan. Car parks and manoeuvring areas shall be asphalt adjusted to design levels on compacted base course. The road surface will be set to falls providing surface drainage to collection sumps and cesspits. Car parking areas will be marked using painted road markings all in accordance with New Zealand and Local Authority standards. Circulation routes to roadways and car parking areas will be identified using arrow road markings in accordance with New Zealand standards.

2.4. LANDSCAPING

All landscaping shall be formed to the consented design.

2.5. FENCE

1.8m high, solid colorsteel fencing along any boundary in Sandstone Grey. No fences where a concrete tilt panel meets or runs along a boundary. Back yard Cubes only.

3. Structure

3.1. GENERAL STRUCTURE

All structural engineering design will comply with the relevant requirements of the New Zealand Building Code, Fire Codes, Codes of Practice, and Territorial Authority regulations. The design and calculations will be peer reviewed by an independent engineer either as party of the Building Consent or as a separate process.

3.2. STRUCTURAL DESIGN

The building structure shall generally comprise the following:

STRUCTURAL WALLS

Three external walls to be pre-cast concrete panels i.e., one each side and at the rear of the Units. A timber framed wall clad in pre finished aluminum, colour to be Sable Brilliance (or near) at the front of each Unit.

GROUND FLOOR

Floors are to be concrete and will be built in accordance with the Building Code and Engineers requirements.

MEZZANINE FLOOR

Any mezzanine is limited to 40% of the floor area of the unit and requires a Type 3 alarm system with supplementary smoke detectors throughout the area/mezzanine. The mezzanine floor to be light timber/steel frame built in accordance with the Building Code and Engineers requirements. Fire lined gib board to the underneath and then lined again with plywood with three coats of clear acrylic finish.

Maximum loading approved by Engineer to **5kPa**.

If a mezzanine floor is to be installed by the owner at a later date, a building consent will be required, and supplementary smoke detectors installed all at the owner's cost.

ROOF CONSTRUCTION

Coloursteel roof laid over Thermabar 344 white-faced foil underlay (or equivalent) on Ausmesh safety netting on steel DHS purlins sized to span by Engineer. Roofing complete with associated matching flashings and soakers to produce a fully water-tight finish. Fascia guttering will be finished to match the roofing. Roof, fascia and gutter are all to be Matt Sandstone Grey colour.

Each unit will have a section of translucent of roofing for daylighting.

4. Architectural

4.1. BUILDING EXTERIOR

External cladding systems shall be constructed to be fully weather-proofed and achieve compliance with the New Zealand Building Code and relevant New Zealand Standards. External walls consist of a mixture of the following cladding systems as depicted on the drawings.

CLADDING

This comprises of concrete pre-cast concrete walls featuring a green painted area at the front face of the concrete panels as per the plans. An aluminum cladding and fixed to light weight timber frame system with selected acrylic paint finish to Building Code requirements.

ALUMINIUM JOINERY

To be powder-coated in selected finish with selected clear double glazing in compliance with NZS: 4223. Interior jambs to aluminium joinery will be finger jointed pine to elected paint finish.

GARAGE DOOR

Commercial roller door with auto opener. Sandstone Grey in colour.

2nd GARAGE DOOR (where available on chosen Unit)

Roller garage door to rear of Unit. No automatic opener. Sandstone Grey in colour.

BACK YARD

2m concrete area to be broom finish

SIGNAGE

By Purchaser, located as per plans and recourse consent approval.

4.2. INTERIOR WALLS AND FINISHES**TOILET WALLS & CEILINGS**

Timber framed walls with 9.5mm Pine plywood linings and three coats of clear acrylic finish. 2.4m stud height. 60x10 single bevel pine skirtings and architraves with three coats of clear acrylic finish.

4.3. FLOOR FINISHES**GROUND FLOORS**

To be ground U3 finish. Mechanically or manually steel trowelled float finish.

TOILETS

Selected non-slip vinyl, grey in colour.

4.4. DOORS AND HARDWARES

Doors to be hollow core doors with white acrylic paint finish. Selected hardware to be a lever handle in satin chrome finish with a lock

4.5. KITCHENETT**CUBE TYPE 1 KITCHENETTE EXCLUSION**

Kitchenette including bench/bowl/cabinetry/doors/draws etc. is EXCLUDED from **Cube type 1**.

BENCH

Kitchenette Bench: 12mm Pure White Tristone with 18mm Grey melamine under bench negative detail with 120mm (H) square upstand behind sink.

KITCHENETTE BOWL

LAZIO stainless steel 9045 LH single bowl and drainer.

CABINERY

16.5mm Moisture Resistant MDF whiteboard natural finish, with 1mm PVC (PUR glue) white edges. Hettich hardware, Soft-Close full extension drawer runners & Soft-Close 110-degree door hinges. All Hettich hardware comes with Lifetime Warranty.

DOORS & DRAWS

White 18.5mm melamine door & drawer fronts with 2mm PVC (PUR glue) edges to match.

EXTRAS INCLUDED

Melamine toe kicks to match Stefano Orlati standard handle range. 1x silver coloured cutlery tray, 400mm (W).

4.6. OTHER FEATURES**SANITARY FITTINGS TO TOILETS**

WC pans to be floor mounted and basins to be wall hung with all necessary waste. Tapware is to be chrome mixers to WC and kitchenette. Hot and cold-water feed to be installed within the kitchenette unit, with the exception of Cube Type 1 where the feed will be installed on top of the WC ceiling.

EXTERIOR TAPS

One hose tap to the front of each Unit. Where a Unit has a back courtyard, an extra hose tap will be installed.

FIRE PROTECTION

The building will be compliant with the New Zealand Building Code, regarding the requirement of Fire Protection as designed by Fire Engineer.

4.7. EXCLUSIONS

The following are the responsibility of the Purchaser and not provided by the developer:

- Appliances
- Furniture and Drapes
- Heat pump or future provisions
- Insulation

5. Hydraulic Services**5.1. COLD WATER SUPPLY**

New cold-water services shall be provided and comply with the Building Code.

The Water supply will be solely from an incoming man from the Public (Territorial Authority) supply system and/or embedded network. A single water meter in the event of an embedded network will be provided to each block of cubes. Common area usage costs will be shared on a pro-rate basis between the Purchasers in accordance with the terms of the individual Purchaser documents. The incoming main will be sized appropriately for the building size and use, giving due regard to the fire services requirements.

5.2. HOT WATER SUPPLY

25L selected Rheem hot water cylinder or equivalent installed within the kitchenette with the exception of Cube Type 1 where the hot water cylinder will be installed on top of the WC ceiling.

5.3. STORMWATER DOWNPIPES

All stormwater downpipes associated with the main building storm water collection and discharge system will be 150Ø UPVC painted Sandstone Grey in colour. This system is pressurised, and the downpipes will hold a level of water within them.

6. Electrical, Telephone & Data**6.1. POWER SUPPLY TO SITE**

The power supply to the development shall be single phase supply with options for three-phase 30-amp supply offered to four Units per release on a first in, first served basis.

All Cube 3 unit types will have the option of 3-ph/30 amp supply.

6.2. SWITCHBOARD

Switch boards to be provided for each unit.

6.3. LIGHTING

High Level LED light fittings installed to provide 300 lux at 1000mm AFFL in open plan condition. High bay lighting is all LED.

Emergency lighting to service all egress routes necessary to meeting Building Code requirements if needed.

EXTERIOR LIGHTING

Each unit shall be provided with an exterior light mounted under the soffit.

6.4. POWER POINTS

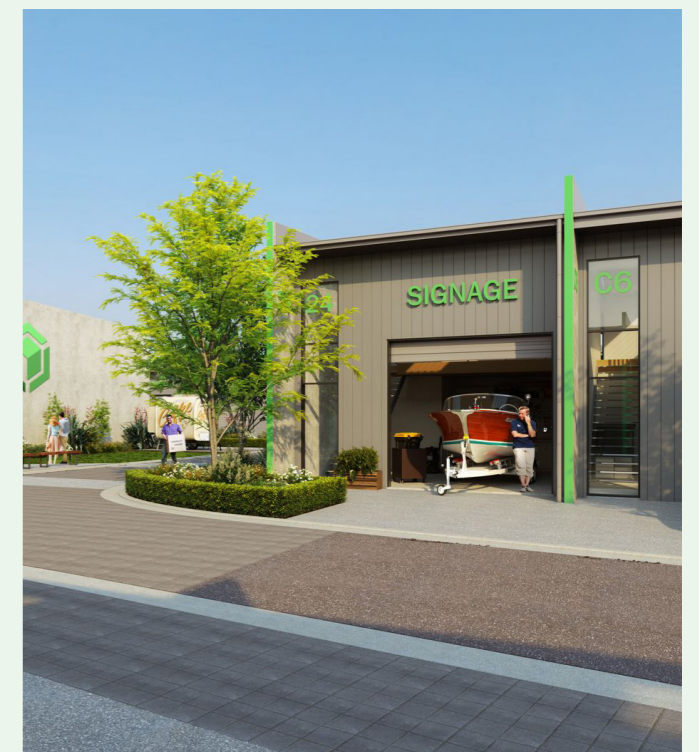
Each unit shall have their own smart meter and may be delivered via an embedded network. Common services are metered and shall be shared at pro-rate basis. Five double power points per unit will be provided, one of which is located at the Kitchenette and two single power points to auto door opener and HWC.

6.5. TELEPHONE AND DATA

Fibre cable shall be supplied to demarcation point in the tenancy. The Purchaser shall be responsible for the supply of all telecommunications, strutted cabling and hardware within their tenancy from the demarcation point.

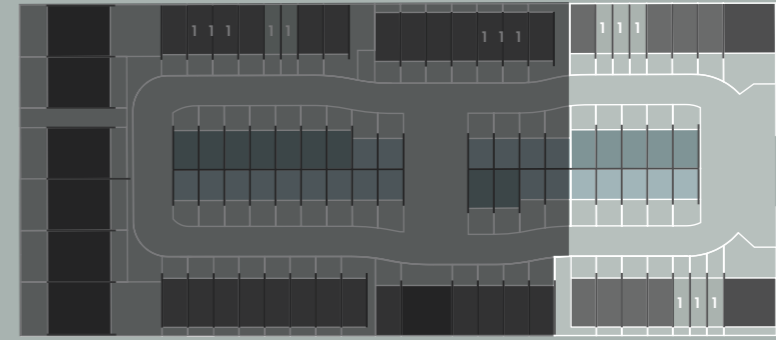
6.6. SECURITY

CCTV monitoring will be installed to monitor the common outdoor areas. This system will be managed by the Body Corporate and form part of the operating expenditure.

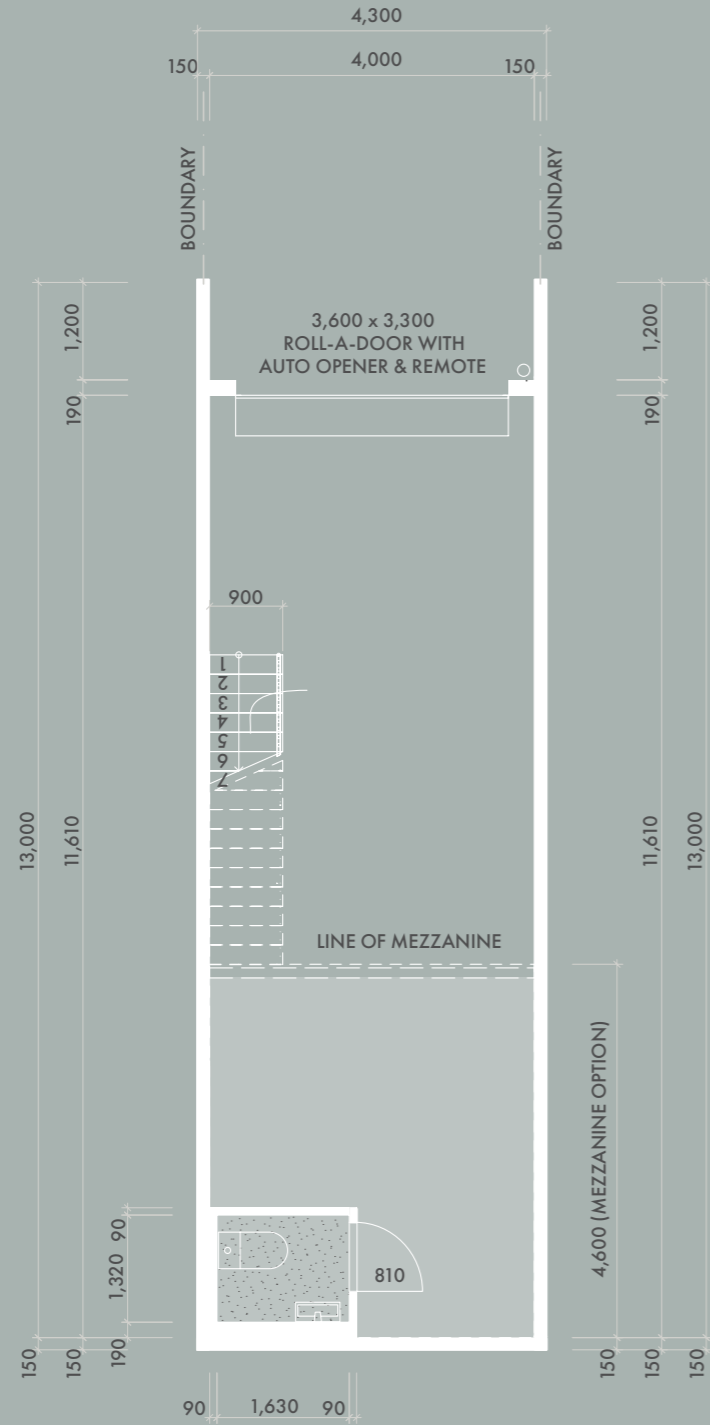


Cube 1

48sqm



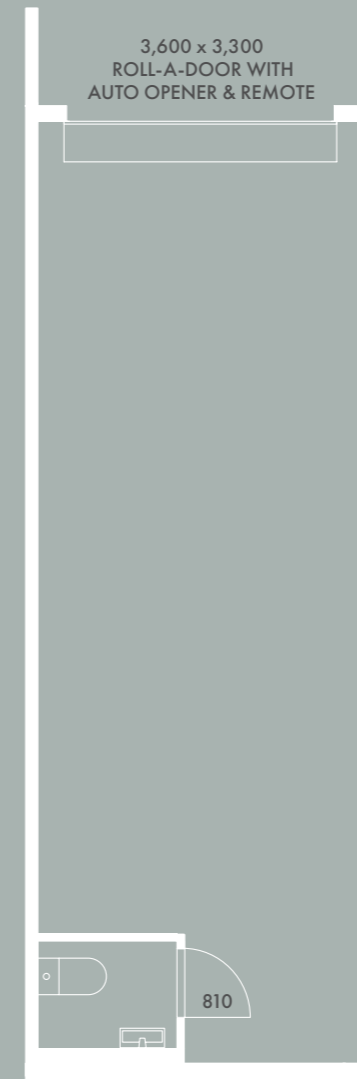
UNITS 3, 5, 7, 89, 91, 93



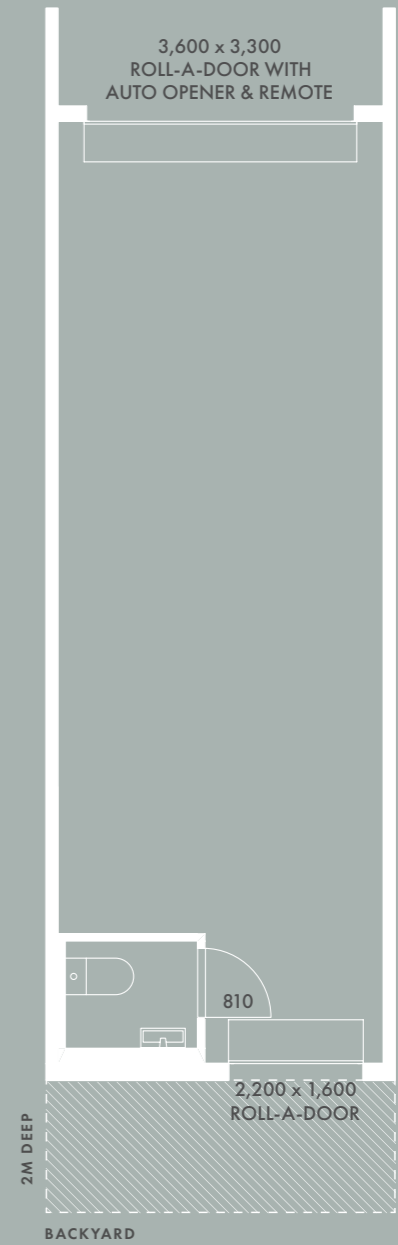
Mezzanine Option



UNITS 89, 91, 93



Standard Cube



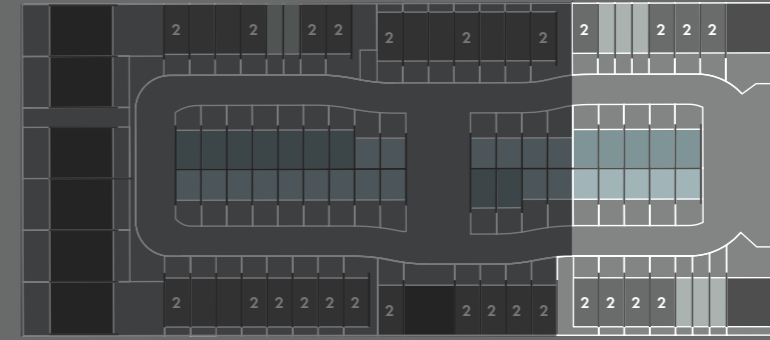
Cube 1
48sqm

Backyard Cube

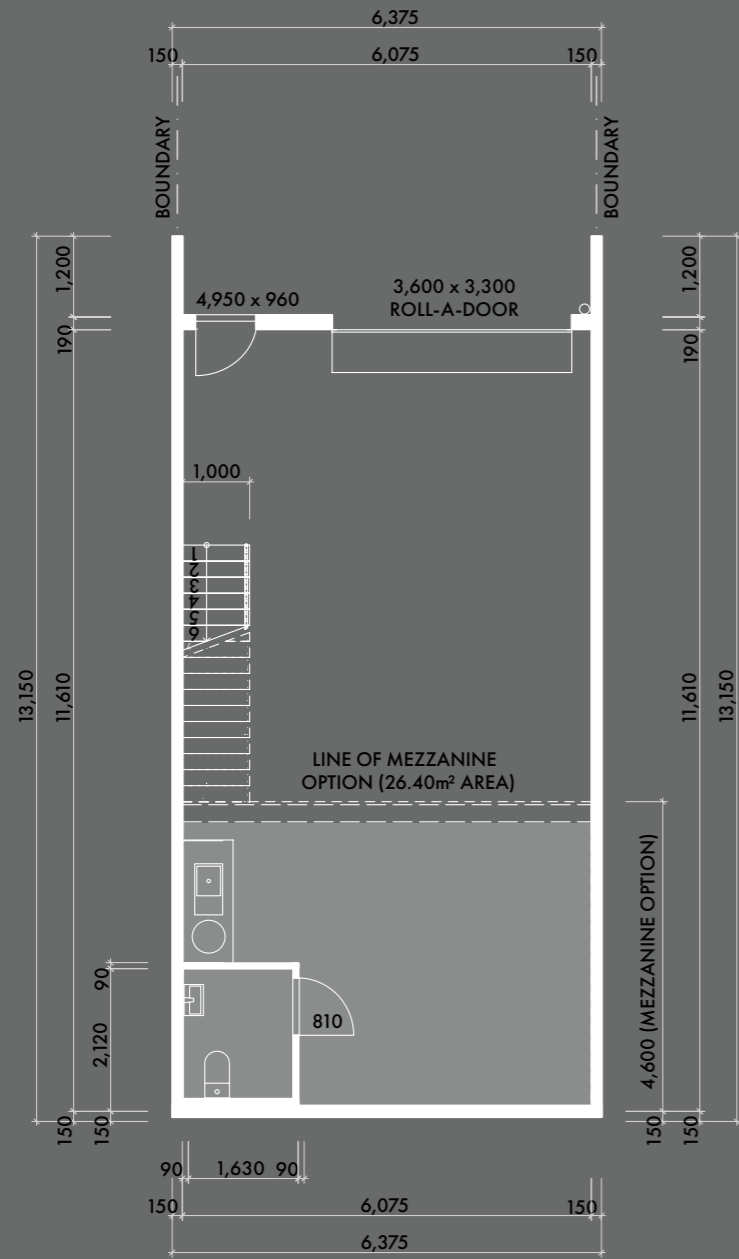
UNITS 3, 5, 7

Cube 2

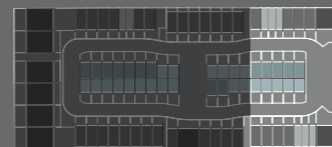
72sqm



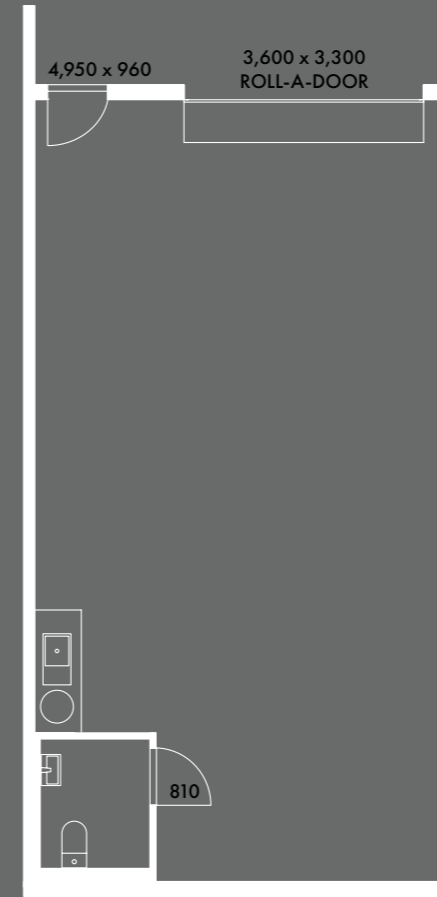
UNITS 9, 11, 13, 15, 87, 95, 97, 99



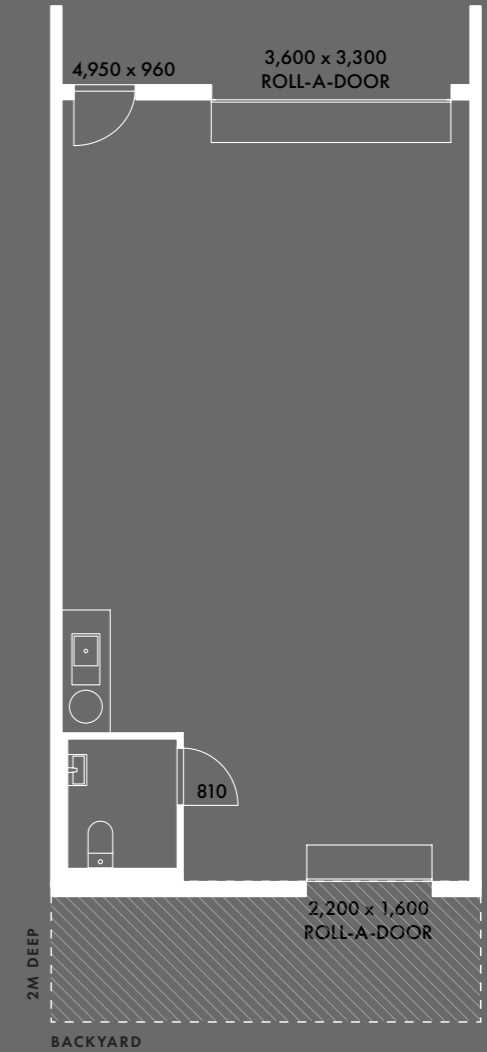
Mezzanine Option



UNITS 87, 95, 123, 99



Standard Cube

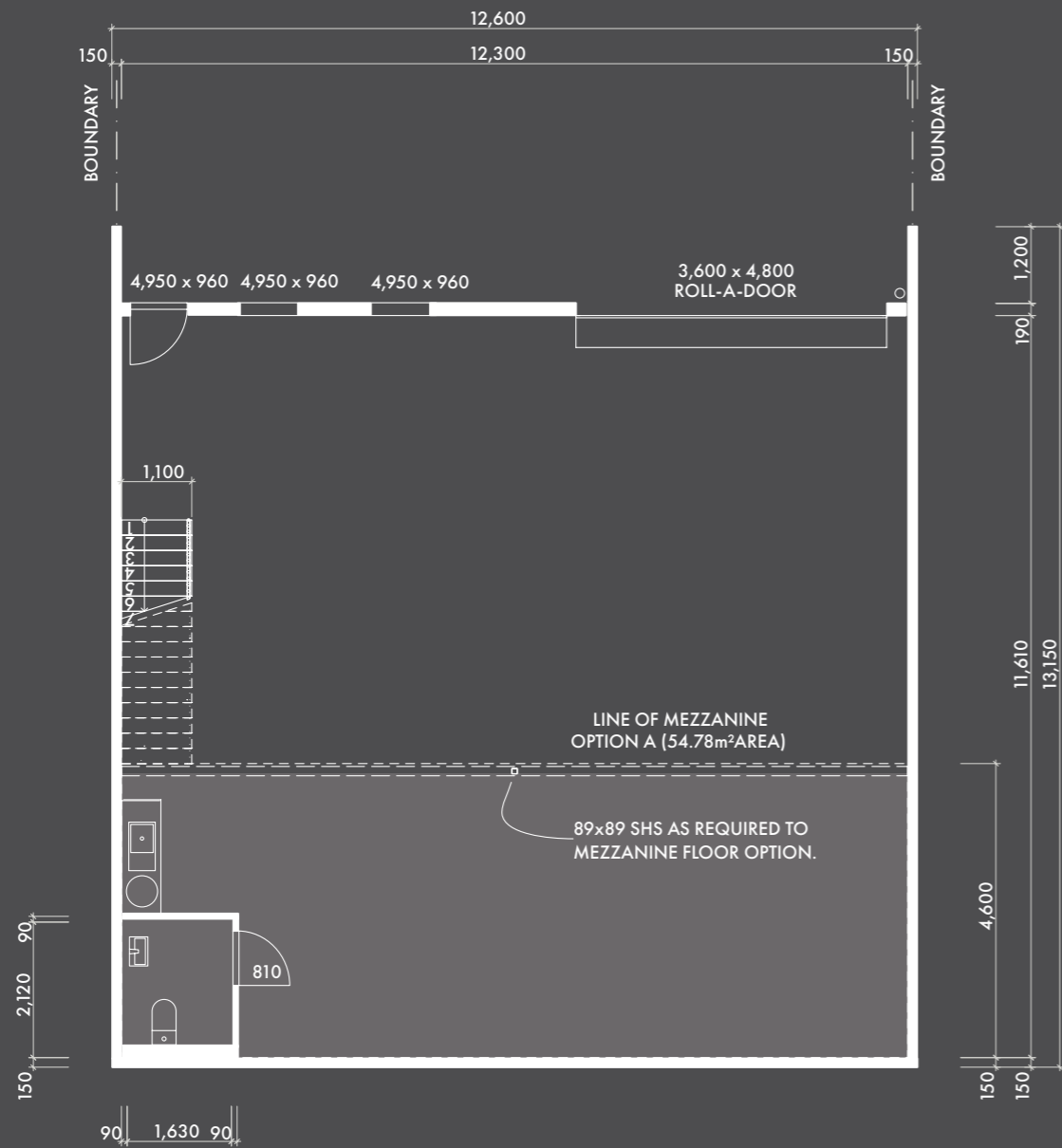
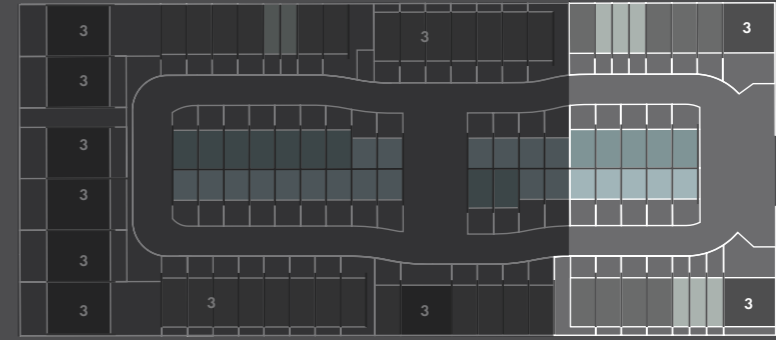


Backyard Cube

UNITS 9, 11, 13, 15

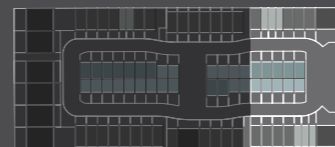
Cube 3

146sqm



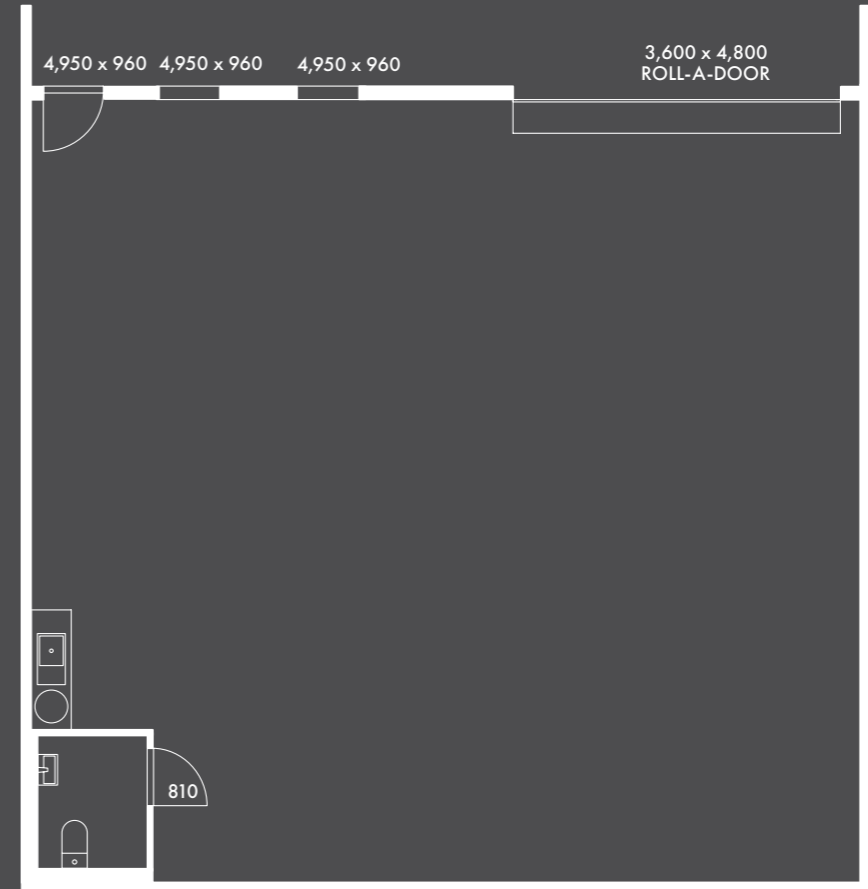
UNITS 1, 101

Mezzanine Option



UNITS 1, 101

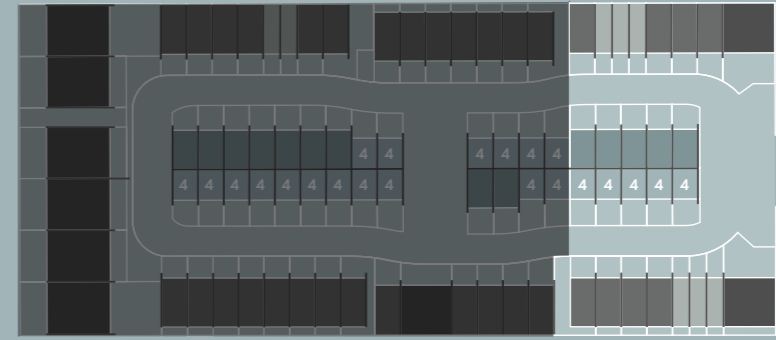
Standard Cube



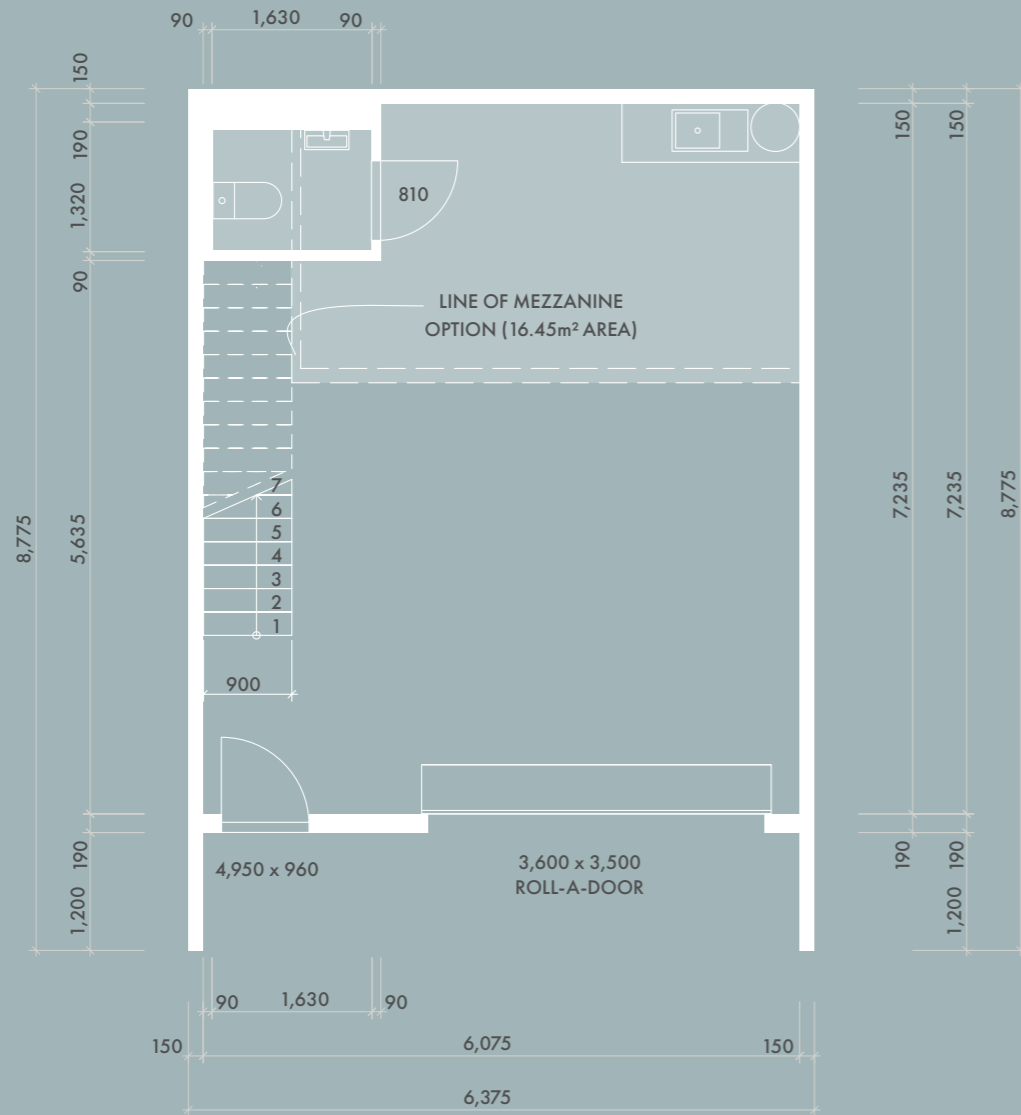
Cube 3
146sqm

Cube 4

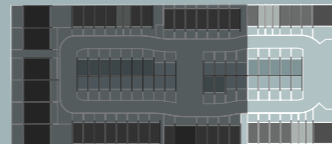
46sqm



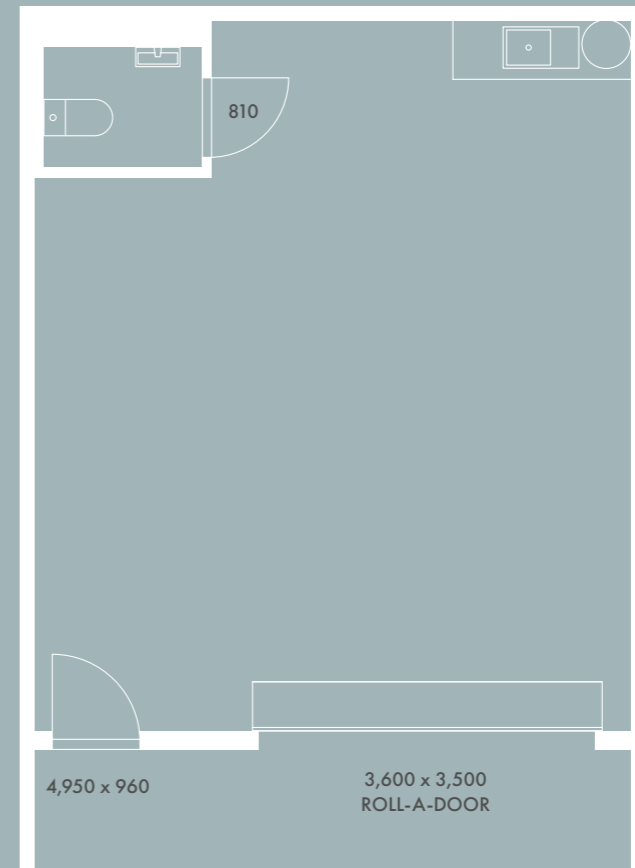
UNITS 2, 4, 6, 8, 10



Mezzanine Option



UNITS 2, 4, 6, 8, 10



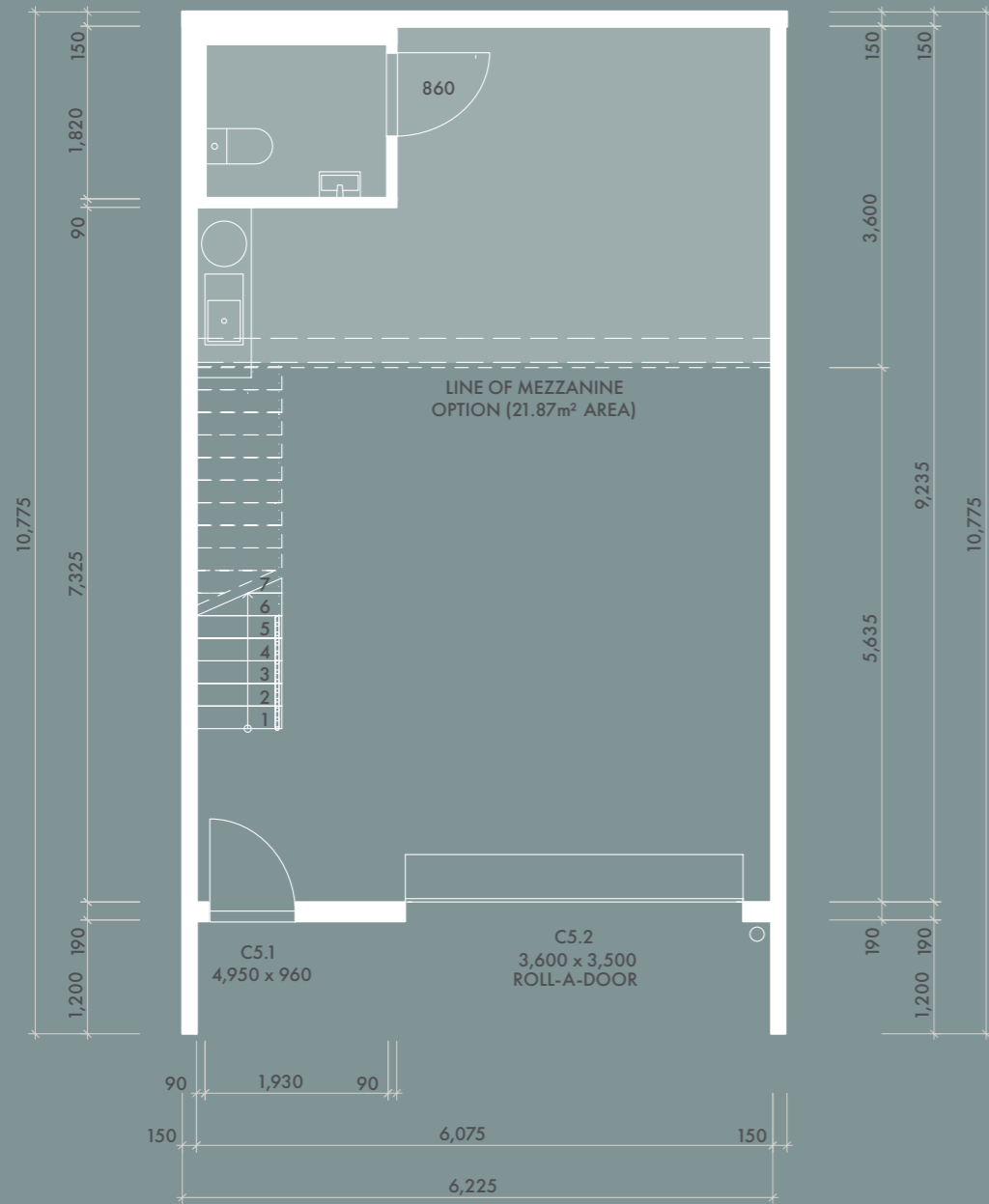
Standard Cube

Cube 4
46sqm

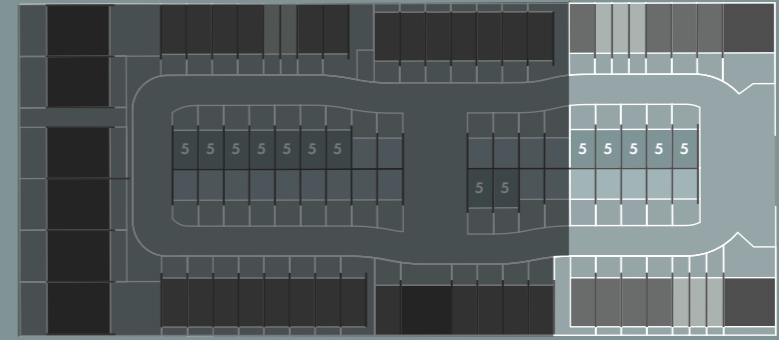
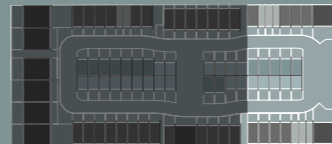
Cube 5

58sqm

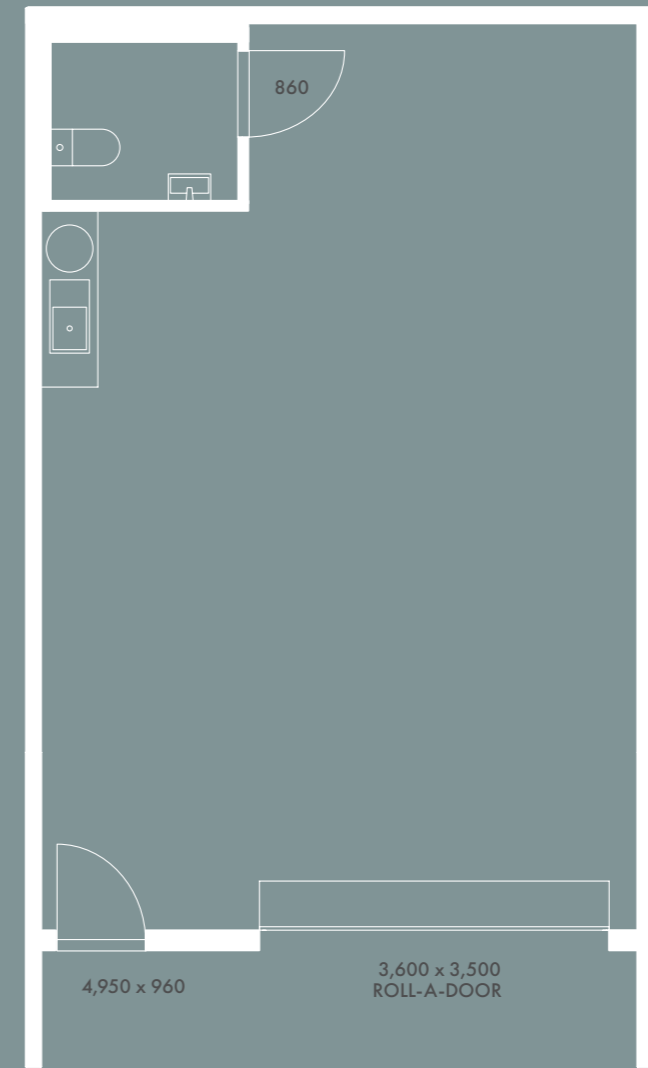
UNITS 64, 66, 68, 70, 72



Mezzanine Option



UNITS 64, 66, 68, 70, 72



Standard Cube

Cube 5
58sqm

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