

New building brings the best in retail

Karen Phelps

The Warehouse is an anchor tenant in a new development at Upper Queen Street in Richmond, which aims to replace typically boring big box retail with a new vibrant user-friendly model.

Owned and managed by Gibbons Property and constructed by Gibbons Construction, the development offers 10,500sqm of mixed use retail, hospitality, office and service space.

Louise Devine from Gibbons Property says the development, which was designed by Irving Smith Architects, provides a vibrant retail experience by giving equal consideration to achieving a comfortable pedestrian experience with seating and landscaping providing opportunity to sit, stop or watch.

“For example a frontage of small retail shops is situated between The Warehouse and other key tenant Kmart to create a pedestrian zone,” explains Devine.

“A timber louvre screen above the entry doors of these stores helps to create a parapet walkway enhancing the customer experience,”

She says the impetus for the development, which took place over three years, came when The Warehouse and Kmart approached Gibbons Property looking for new premises.

In a design, build and lease back arrangement, Gibbons Property designed and constructed the 3800sqm premises to suit the client’s specific needs.

The Warehouse fit-out is typical and composed of long-span steel portal frames over flat concrete floors.



Gibbons Property designed and constructed the 3800sqm premises to suit the client’s specific needs.

But some aspects of the construction method were unique including using innovative, locally produced and engineered construction methods for seismic strength utilising timber.

Gibbons Property is Nelson’s largest property leasing company offering specialised property leasing options across the commercial, bulk retail and industrial sectors. The company offers a range of leasing

options including vacant premises, design and build, buy to lease and sell and lease back. The company’s extensive retail projects and developments in the Nelson, Marlborough and Tasman region include

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The construction used innovative, locally produced and engineered construction methods for seismic strength utilising timber.

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Gibbons Construction's commercial portfolio includes Clifford House offices, small-medium retail spaces and Lucas House, a new multi-level office development on Halifax Street, Nelson.

Devine says that the company also has specialist expertise across the industrial sector with design/build solutions on Gibbons-owned land or established industrial parks, to existing warehouse and office property vacancies. Existing properties and parks include Quarantine Road, Stoke, City Fringe Nelson (105-111 St Vincent Street) and Pascoe Street and Beatty Street in Tahunanui.

A new heavy industrial estate is currently being established with land available for purpose-build development in Lower Queen Street, Richmond.

Gibbons Property is part of the Gibbons Group, which also includes Gibbons Construction, Gibbons Developments and Gibbons Forestry.

Gibbons Group was started by Devine's grandfather, the late Bill Gibbons, in the 1950's and the business remains firmly family owned and operated.

Louise Devine's father Roger is the company governing director while she and her siblings Scott and Kent take on directorship roles.

Louise says a point of difference is that Gibbons takes control of a number of key services in-house on design and build projects including project management, carpentry, joinery, painting and pre-cast concrete giving the company greater control of quality and timing of projects.

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Bringing the best in retail

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While Nelson-based, Gibbons Property operates across the top of the South Island. “Our experience and financial stability comes from three generations of ownership. It ensures that our client’s project is completed successfully on time, every time,” says Devine.

“We take pride in our high standards and honest dealings across all parties substantiated by feedback across the region.

She says that advantages for customers such as The Warehouse include dealing directly with the decision makers and that Gibbons Property has been delivering turnkey projects for more than 65 years.

“We have all the expertise, processes and local partnerships to make projects run smoothly, allowing clients to focus on their core business. “We want to understand their business, proposition and direction to help them to succeed.

“Our personalised service offers a single point of contact across the various phases.

“Our integrated approach offers continuity across the design, construction and property management phase.

This also allows us to apply whole-process thinking to identify innovative ways of reducing costs while still ensuring the long



Gibbons Property is Nelson’s largest property leasing company offering specialised property leasing options across the commercial, bulk retail and industrial sectors.

term durability of the building.”

Gibbons Property is Nelson’s largest property leasing company offering specialised property leasing options across the commercial, bulk retail and industrial sectors following similar arrangements in Blenheim and Nelson.

Other tenants in the development include Couplands Bakeries, Aki Sushi, Benje & Co Green Grocers, Columbus Coffee, Bed, Bath and Beyond and Tango Shoes.

Devine says that Upper Queen in Richmond is a significant development for the area.

“Richmond has been experiencing significant growth and this development has brought a hub of retail opportunities to Richmond to complement the Richmond Mall situated opposite. “Richmond has always been seen as the little sister of Nelson but now this is changing.”

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