

## Project: Demolition at 320 and 314 The Terrace

### Works preview:

#### These works are planned in July 2026:

- New works:
  - lift shaft works in 320 The Terrace
  - additional scaffolding for neighbours closest to 314 The Terrace
  - the project team has discovered additional asbestos within the buildings, which is having an impact on the programme.
- Continuing works:
  - removal of hazardous materials on the outside of 320 The Terrace, potentially involving jackhammers to break concrete
  - removal of construction waste from the building and the site
  - removal of hazardous materials from both buildings and the site
  - roof works.

#### Noise

- Works this month are likely to be noisy. We anticipate you will be able to hear the works as we dismantle the building by removing all the hazardous materials.
- We are starting work on the 320 The Terrace lift shaft. You may notice a change to the type of noise due to different tools being used. There will be additional noise associated with these works.
- You will also hear scaffolding being erected.
- We have ongoing noise monitoring in place to help ensure we are minimising noise as much as possible.

#### Access

- The access to your property will not be affected by these works.
- There will be some traffic entering and exiting the site.
- Footpaths and roading will remain unchanged this month.

#### Hazardous materials

- Both buildings contain hazardous materials such as asbestos contained within panels.
- We will be removing hazardous materials piece-by-piece to ensure a safe and healthy environment for you and our onsite team. This will be done in accordance with New Zealand guidelines and WorkSafe requirements. Further information is on the WorkSafe website at **[www.worksafe.govt.nz/topic-and-industry/asbestos](http://www.worksafe.govt.nz/topic-and-industry/asbestos)**.
- Air-monitoring equipment is in place to assure you and our team that we are controlling our hazardous materials within the site.

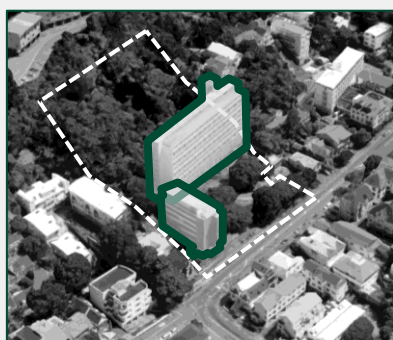
#### Visual

- You will see works people walking around and outside the buildings within the site.
- You will see people in full protective gear as hazardous materials are removed.
- You will see hazard signage at the site entrance.

### Further information:

**Work hours:** 7am to 5.30pm weekdays, 8am to 5.30pm Saturdays, and 8am to 2pm Sundays  
**Works started:** 20 January 2026  
**Completion:** Early 2027  
**Website:** [www.wgtn.ac.nz/320theterrace](http://www.wgtn.ac.nz/320theterrace)

### Diagrams of the site:



### Contact us:

We appreciate that these works could impact you, and thank you for your cooperation and patience while we complete them as quickly and efficiently as possible.

If you have any queries, please email us at:

**[320TheTerrace@vuw.ac.nz](mailto:320TheTerrace@vuw.ac.nz)**

We will get back to you promptly.

**Te Herenga Waka  
Victoria University of Wellington**