

BEFORE AN EXPERT PANEL

FTAA-2512-1158

UNDER the Fast-track Approvals Act 2024 (“**the FTAA**”)
IN THE MATTER of an application by **Precinct Properties New Zealand Limited** for approvals under the FTAA for a listed project,
The Downtown Carpark Redevelopment – Te Pūmanawa
o Tāmaki (“**Application**”)

**STATEMENT OF LEO HILLS REGARDING QUALIFICATIONS AND
EXPERIENCE**

DATED: 12 MAY 2026

**ELLIS GOULD
LAWYERS
AUCKLAND**

REF: Douglas Allan [REDACTED]

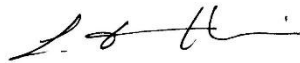
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STATEMENT OF LEO HILLS REGARDING QUALIFICATIONS AND EXPERIENCE

1. My full name is Leo Hills. I am a Director at Commute Transportation Consultants.
2. I prepared the report dated 5 May 2026 ("**the Report**") regarding traffic management methodology aspects of the application under the Fast Track Approvals Act 2024 by Precinct Properties New Zealand Limited ("**the Applicant**") for the Downtown Carpark Redevelopment, Auckland CBD – Te Pūmanawa o Tāmaki ("**the Application**"). The Report was filed with the Panel by email on 7 May 2026 on behalf of Millennium & Copthorne Hotels New Zealand Limited.
3. I have the following qualifications and experience relevant to the matters addressed in the Report:
 - (a) B. Eng. Civil (Hons), University of Auckland.
 - (b) Master of Engineering (Civil), University of Auckland.
 - (c) Chartered Professional Engineer.
 - (d) I have over 28 years of experience in traffic and transport engineering, including intersection design, traffic safety engineering and design of passenger transport routes and facilities. My work has included transport planning and design of large scale residential and commercial developments; safety reviews of various urban roading environments; investigating, assessment and design tasks relating to construction traffic management; investigating, assessment and planning tasks relating to master-planning of large scale projects; and appearing as an expert witness at Council and Environment Court hearings.
4. Prior to preparing the Report I read the parts of the Application and supporting documentation on the Environmental Protection Agency's Fast Track website that are relevant to my area of expertise. I also made site visits and attended meetings at which I discussed the Application and its potential to adversely affect the MSocial Hotel owned and operated by Millennium & Copthorne Hotels New Zealand Limited.

5. While the Report has not been prepared in the form of evidence to be presented at a hearing, I confirm that:
- (a) I have read the Expert Witness Code of Conduct set out in the Environment Court's Practice Note 2023 and have complied with the requirements in the Code of Conduct in preparing the Report.
 - (b) Except where I state that I am relying on material provided by another person, the Report is within my area of expertise.
 - (c) I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

Dated this 12th day of May 2026



Leo Hills – Director, Commute Transportation Consultants