

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 KAY PANTHER KNIGHT REGARDING QUALIFICATIONS
AND EXPERIENCE**

DATED: 11 MAY 2026

**ELLIS GOULD
LAWYERS
AUCKLAND**

REF: Douglas Allan [REDACTED]

Level 31 Vero Centre
48 Shortland Street, Auckland
Tel: [REDACTED]
PO Box 1509, DX CP22003
AUCKLAND

STATEMENT OF KAY PANTHER KNIGHT REGARDING QUALIFICATIONS AND EXPERIENCE

1. My full name is Kay Panther Knight. I am a Director at Forme Planning Limited, a planning consultancy that provides planning advice on developments throughout New Zealand. I have been a director of Forme Planning since March 2017. Prior to that, I held various planning roles with specialist planning firms in New Zealand and the United Kingdom.
2. I prepared the report dated 6 May 2026, entitled “Downtown Car Park Site Development (FTAA-2512-1158) Comments to the Panel on behalf of Millennium & Copthorne Hotels New Zealand Limited” (“**the Report**”) regarding planning 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) I have a Master of Planning Practice (Hons) degree from the University of Auckland.
 - (b) I am an intermediate member of the New Zealand Planning Institute, and a member of the Resource Management Law Association.
 - (c) I have over 22 years of experience covering a wide range of land use planning matters on behalf of local authorities, government departments and private entities. During that time, I have been involved with many aspects of resource management, including planning due diligence, policy reviews, preparation and lodgement of resource consent applications, submissions and presentation of evidence to local authorities in respect of consent applications, proposed plans and plan changes. I have also presented evidence as an expert witness in the Environment Court on a number of occasions.

4. While the Report has not been prepared in the form of evidence to be presented at a hearing, I confirm that, subject to the caveats set out in paragraph 5 below:
 - (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.
5. I make the following observations with reference to the requirements of the Code of Conduct regarding the scope of the Report, the analysis and assessment undertaken by me, and the content of the Report:
 - (a) Prior to preparing the Report I read the Application and supporting documentation on the Environmental Protection Agency's Fast Track website. I also made site visits and attended meetings with representatives of the Applicant to discuss the Application and its potential to adversely affect the MSocial Hotel owned and operated by Millennium & Copthorne Hotels New Zealand Limited.
 - (b) The scope of my assessment is limited to considering the findings of experts engaged by Millennium & Copthorne Hotels New Zealand Limited with respect to geotechnical, structural, acoustic and transport engineering insofar as their expert assessments identified information gaps and made recommendations on potential conditions of consent that could address those identified gaps, and/or address identified adverse effects of the Project on the MSocial Downtown Hotel site at 196-200 Quay Street.
 - (c) Further, I have not undertaken a peer review of the application nor its wider environmental effects or overall planning merits. I offer no opinion on the consent matters sought and assessed in the Application, nor do I make any conclusion on whether or not the Application meets the purpose of the FTAA.

Dated this 11th day of May 2026

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a small loop.

Kay Panther Knight – Planning