

234 Rangiuru Road Housing Development_

LANDSCAPE URBAN DESIGN REPORT.

Prepared by :	Prepared for :	Revision :	Date :
Blac Limited	Classic Developments Limited	Resource Consent	12 December 2025

Design Approach_

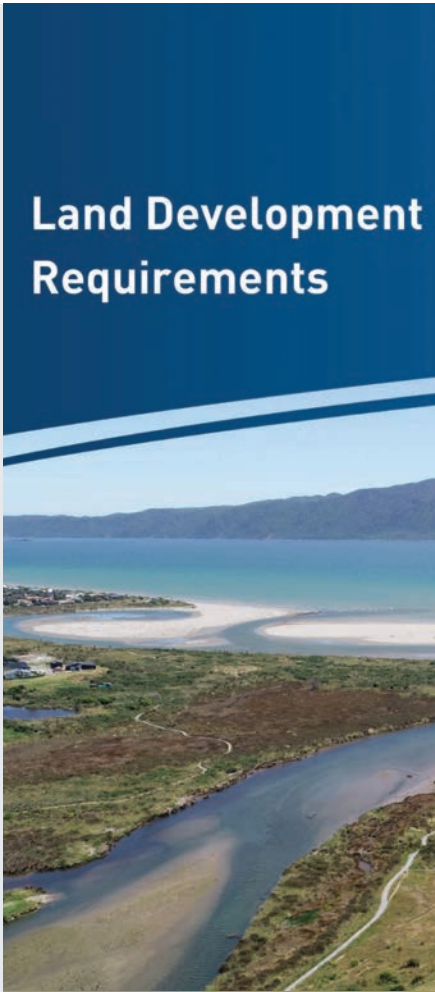


ŌTAKI THE RANGES, RIVER + BEACH AN ACTIVE COMMUNITY

234 Rangiuru Road housing development in Ōtaki aims to combine nature and community harmoniously. Our landscape design embraces the surrounding environment, enhances the ecology, beautifies the area and provides safe connections throughout the development and beyond. We have prioritised sustainability through natural, process-based stormwater management and encouraged active living connections through dual purpose amenity areas. Safe streets, and a strong sense of community, have been achieved through the use of simple and clear street design with low open fences facing the street.

Design Principles + References

_A	_B	_C	_D
NATURAL + URBAN.	ECOLOGY + ENVIRO.	AMENITY.	SAFETY + CONNECTION.
Ensure the design is responsive and appropriate for the local context, people and whenua. Use materials, plants and objects from the place.	Where practicable or available, add biodiversity to the area, and use eco-sourced plants and sustainable materials. Encourage natural stormwater processes.	Ensure the landscape provides visual beautification and diversity to the the development. Create places that add to the sense of place and amenity.	Safe streets, pedestrian + cycle friendly movement, and a strong sense of community where people feel secure. Create a place where residents are connected and know their neighbors.



- Relevant rules and standards of the District Plan for the Kāpiti Coast District Council
- Respond to the priorities of the Council's Open Space Strategy, as appropriate, and any design guide(s) relevant to the subdivision or development
- Consider low-impact urban drainage design (LIUDD) features in accordance with Council's Low Impact Urban Design and Development Stormwater Guidelines
- Provide enhancements and landscape features which are appropriate to the landscape type and the context of the wider public space network (refer to the Categories and Management Standards of the Open Space Strategy)
- Landscape design and implementation in accordance with NZS 4404:2010 Section 7, Landscape as modified by the schedule titled Schedule 7, Kāpiti Coast District Council Altered Requirements to Section 7 NZS 4404:2010, Landscape or as otherwise specifically approved by the Council
- Implement the relevant design elements of the Kāpiti Coast District Council's Streetscape Strategy and Guideline
- Street landscaping shall be in accordance with the relevant sections of the Kāpiti Coast District Council's Best Practice Subdivision Design Guide or the Kāpiti Coast District Council's Rural Subdivision Design Guide
- Plant in sympathy with the Kāpiti Coast District Council's Native Planting Guideline, Kāpiti District Naturally Occurring Native Plants Species List and, where applicable, the Kāpiti Horowhenua Environmental Guidelines for Rural Living

Key Areas / Considerations_



01. Rangiuru Road

High-quality, street-facing homes with low fencing and vegetated boundaries. Single or two-storey buildings appropriately integrated along this edge.



02. Single Storey Homes

High-quality single storey homes to reduce visual dominance of overlooking onto neighbours or the Kura.



03. Entrance

Legible entry for visitors and point of community pride and identity - to define the development.



04. Streets

Design streets that accommodate native vegetation to balance the scale of the hard infrastructure. Provide safe transport avenues for both vehicular and non-vehicular movement. Use the streets to connect the community to points of interest.

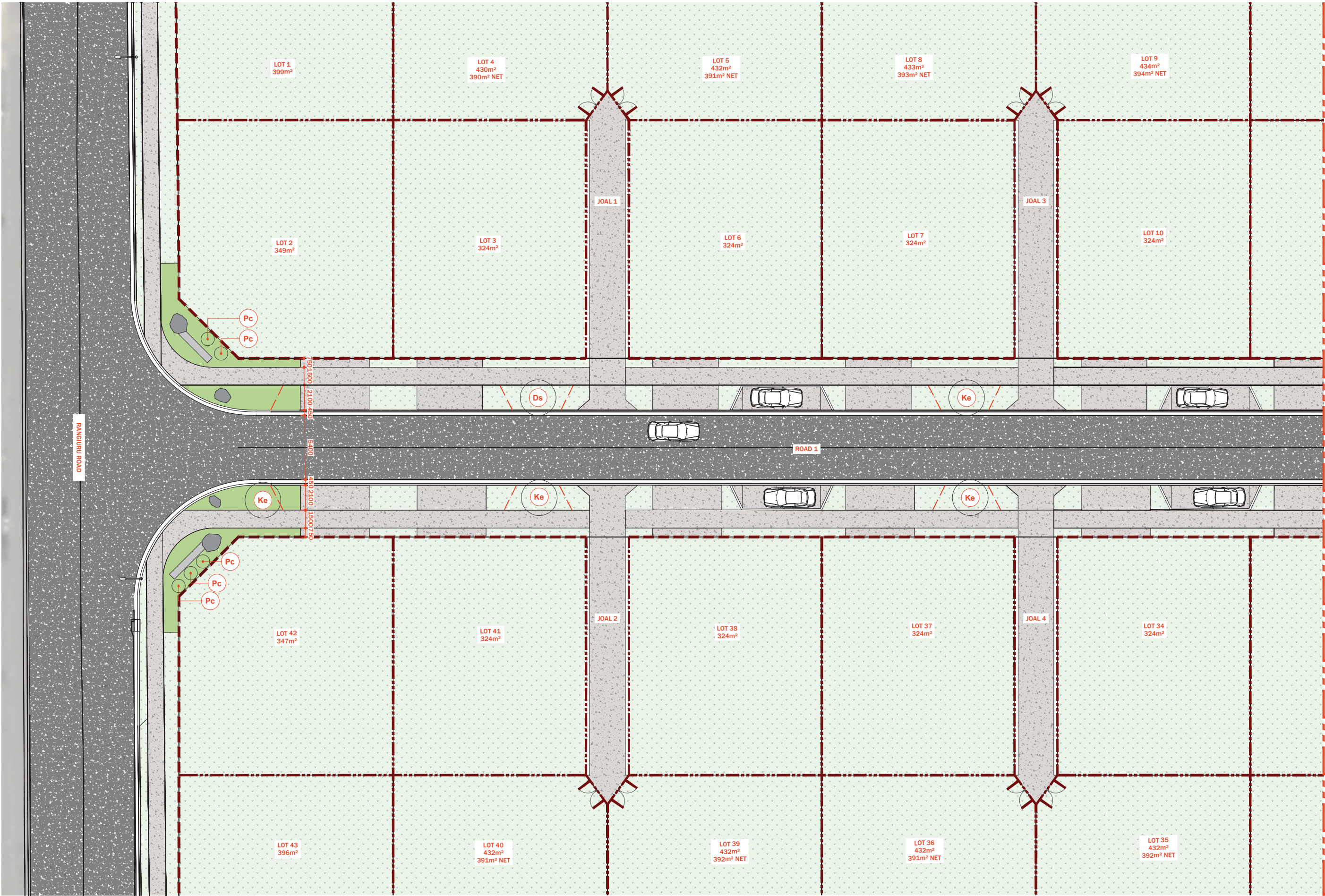


05. Stormwater Reserve

Stormwater treatment and management. Opportunities for community engagement with the naturalised environment and learning about the environmental services supporting the community.







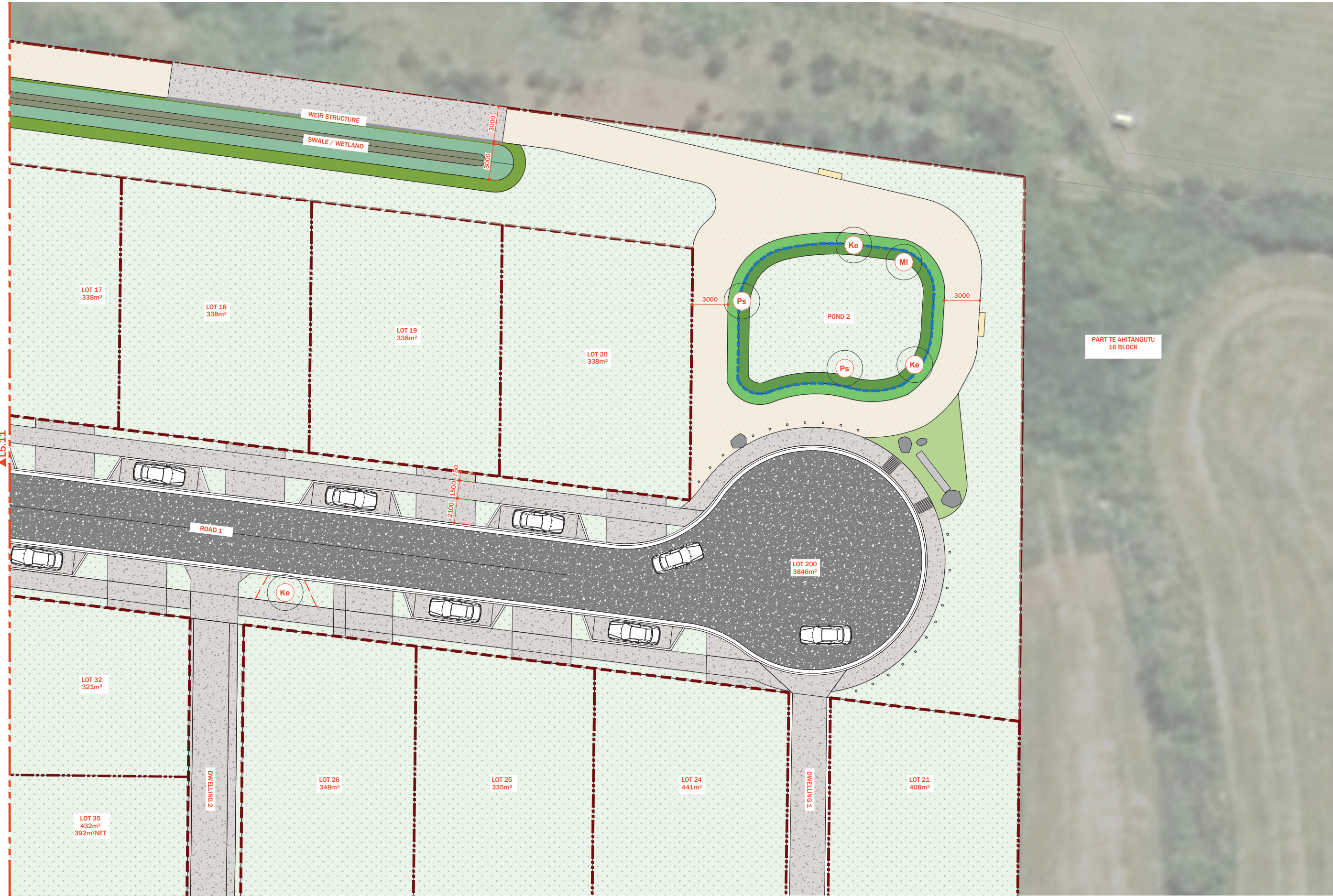
KEY (REFER DESIGN REPORT FOR FURTHER INFORMATION)

	AMENITY / RAINGARDEN MIX		LITTORAL EDGES SWALE / WETLAND PLANTING MIX		ASPHALT ROAD		TREE		SIGNAGE (INDICATIVE - TBC)
	LAWN		POND EDGES LOWER EDGES PLANTING MIX		EXPOSED CONCRETE PATHS, ACCESS AND PARKING BAYS (VEHICULAR)		DECORATIVE ROCKS / CULTURAL EXPRESSION		PUMP STATION (REFER TO CIVILS)
	DEEP MARSH SWALE / WETLAND PLANTING MIX		POND EDGES HIGHER EDGES PLANTING MIX		HOGGIN PATH		BOLLARD		WEIR STRUCTURE
	SHALLOW MARSH SWALE / WETLAND PLANTING MIX						SEATING		TOP OF WATER LEVEL
									1.2m FENCE
									LESS THAN 2M FENCE
									EXISTING / NEW POST AND WIRE FENCE
									VISIBILITY SPLAYS



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Code	Botanical Name	Common/ Maori Name	Min Grade	Area (m²)	Percentage Mix	Quantity	Spacing guide	Spread at maturity (m)	Height at maturity (m)	Remarks
Ls	Trees Palette <i>Leptospermum scoparium</i>	Manuka	25L		N/A			3	5	
Pc	<i>Pseudopanax crassifolius</i>	Lancewood	25L				As shown	3	5	
Sm	<i>Sophora microphylla</i>	Kōwhai	25L					3	6	
G4	Shrubs									
	<i>Veronica speciosa</i>	Hebe „Napuka“	PB5				@ 0.75m Ctrs	1	1	
	<i>Muehlenbeckia astonii</i>	Pohuehue „Astoni“	PB5				@0.75m Ctrs	1	0.2	
	<i>Veronica salicifolia</i>	Koromiko	PB5				@0.75m Ctrs	1	1	
	<i>Parablechnum novae-zelandiae</i>	Kiokio	PB5				@1.5m Ctrs	2	1.5	
G5	Hedges									
	<i>Corokia "frosted chocolate"</i>	Korokio	PB5				@0.75m Ctrs	1	2	
	<i>Griselinia littoralis</i>	Kapuka, NZ broadleaf	PB5				@2m Ctrs	2.5	5	
	<i>Sophora prostrata</i>	Prostrate kōwhai	PB5				@1m Ctrs	1.5	2	
G6	Groudcovers									
	<i>Muehlenbeckia axillaris</i>	Pohuehue „Axillarlis“	PB5				@0.75m Ctrs	1	0.2	
	<i>Pratia angulata</i> ‘Blue Star’	Blue Star Creeper	PB5				@0.75m Ctrs	1	0.1	

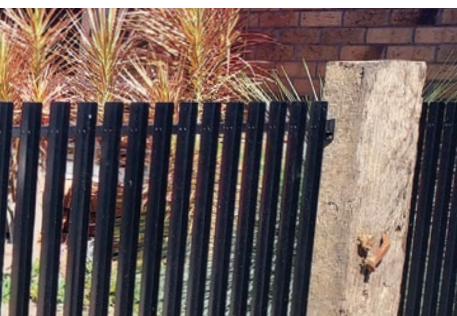
Entrance_

Simple + welcoming. Mixed style of rural and modern fencing in a recessive black with coastal and river accents.



Indicative only. Refer Engineers and Landscape Plans.

Front Fence Example



1.5m high open fence with timber posts. Colour to be neutral. Refer Landscape Plans for location.



Ōtaki River feature rocks.

Materials



Ōtaki River exposed concrete paths, driveways and parking bays



Asphalt road



Ōtaki River pea gravel mulch



Concrete edging

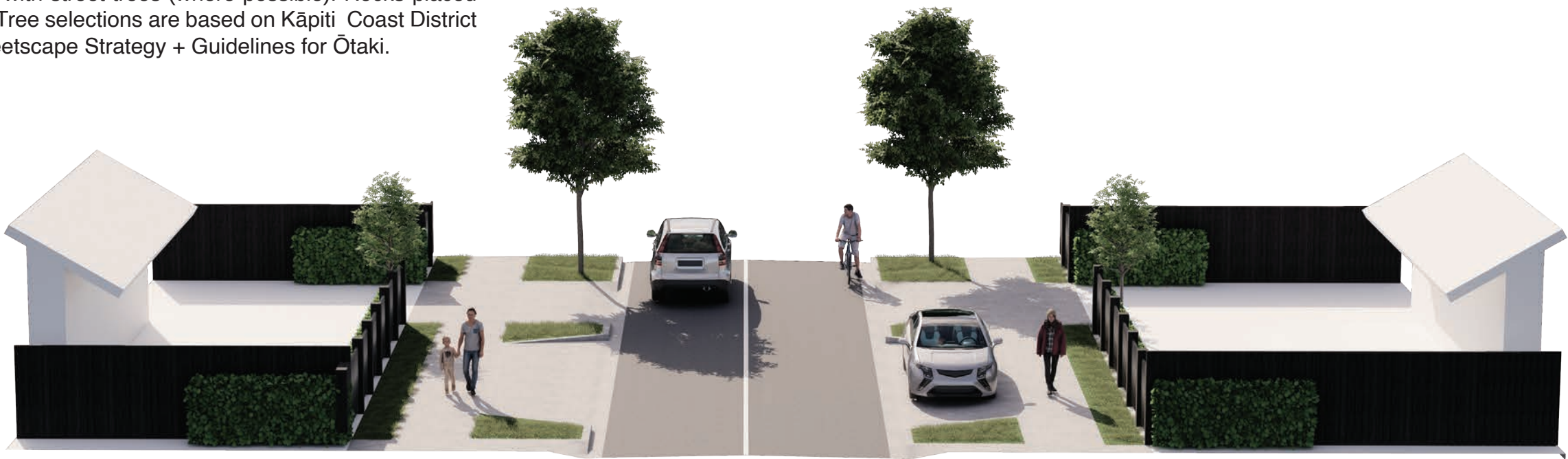
Sign Example



Custom precast concrete sign with heavy exposed Ōtaki River aggregates and brass lettering to match the eventual development name.

Street_

Simple street design with coastal planting to soften the hardscape. A low planting mix is used (where required) for visibility and a mix of low and medium planting is otherwise used, along with street trees (where possible). Rocks placed in gardens. Tree selections are based on Kāpiti Coast District Council Streetscape Strategy + Guidelines for Ōtaki.



Indicative only. Refer Engineers and Landscape Plans.

Street Trees



Rewarewa



Kohekohe



Lancewood/horoeka

Accent Tree

Tree Pits



Root directors



Root barrier

Medium Height Mix



Hebe 'Napuka'



Pohuehue 'Astoni'



Oioi

Low Height Mix

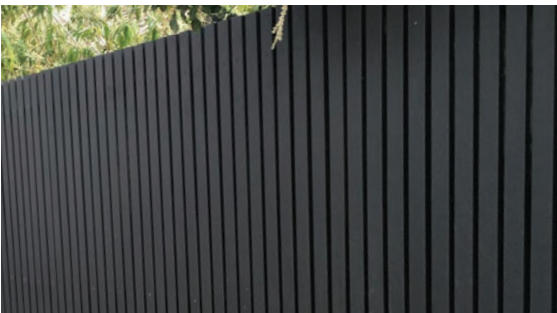


Turutu



Pohuehue 'Axillaris'

Side Fence Example



1.8m high closeboard fence. Colour to be neutral. Refer Landscape Plans for location.

Stormwater Reserve_

The stormwater reserve has been designed to assimilate into the development and provide recreational and educational opportunities, while ensuring safety and maintenance can be undertaken.



Stormwater reserve example

Side Fence Example



1.8m high closeboard fence. Colour to be neutral. Refer Landscape Plans for location.

Existing Fence



Existing post + wire fence retained at boundaries to reserve land and private land.

Specimen Trees



Rewarewa



Ngaio



Kohekohe



Lancewood/Horoeka

Materials



Ōtaki River exposed concrete driveway entrance



Hoggin internal track/path



Ōtaki River pea gravel mulch

Sign Examples



Interpretive signage

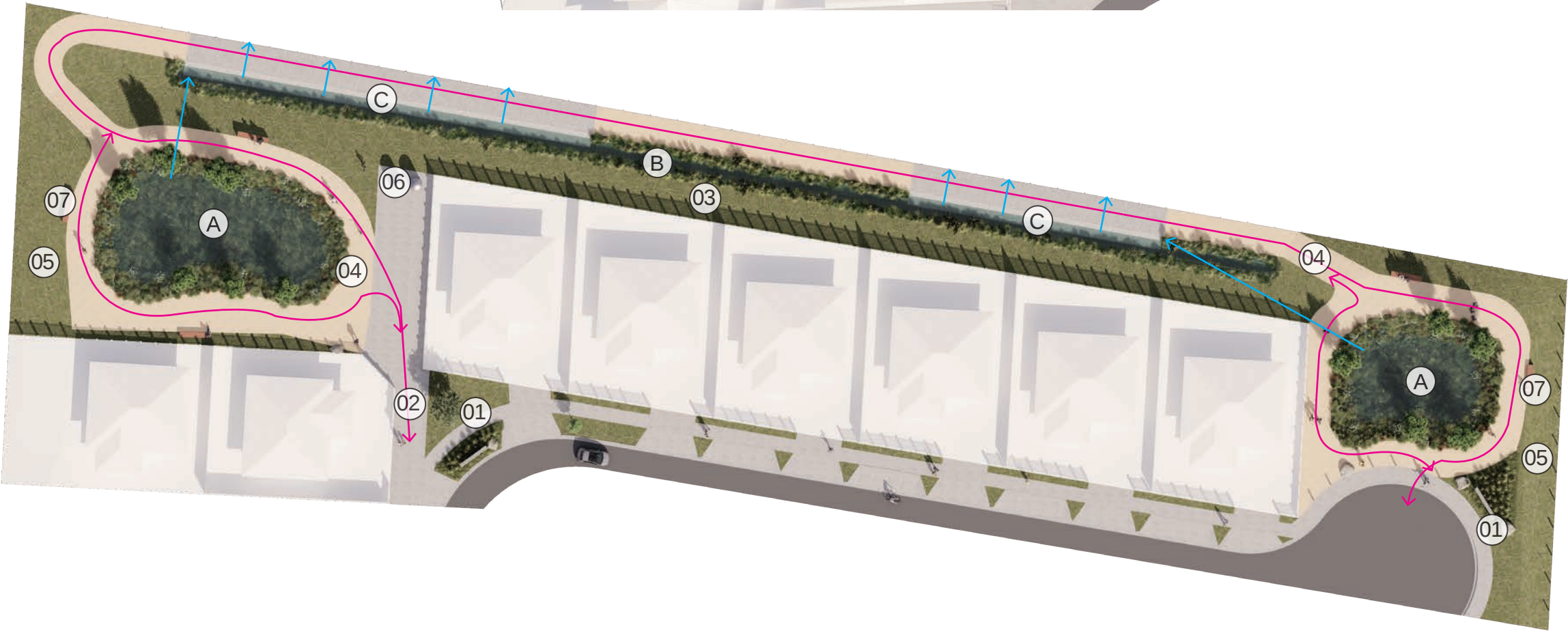
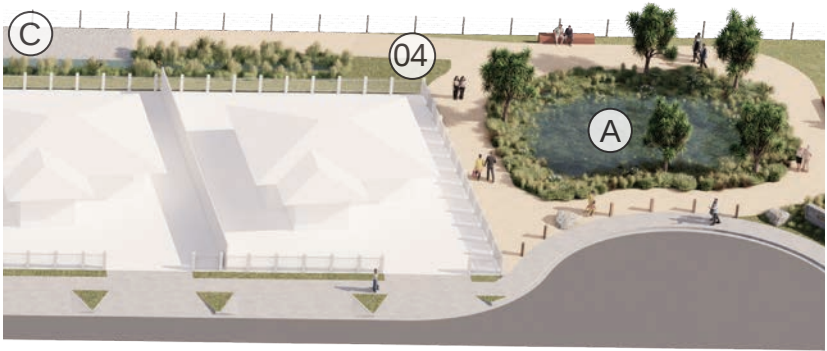
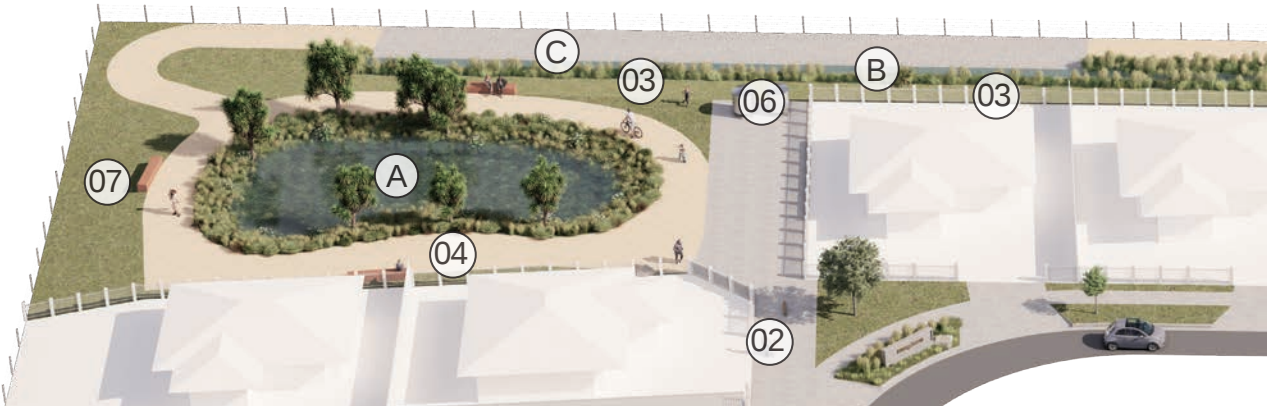


Interpretive signage

Notes

- 1. Signage / interpretive signage. Design to be confirmed
- 2. Concrete driveway with bollard to restrict vehicle entry
- 3. Grassed batter
- 4. 3.5m wide hoggin or concrete path („Pink Line“ maintenance and recreation)
- 5. Residual grassed areas
- 6. Indicative location of pump station
- 7. Macrocarpa timber slab seats

- A. Attenuation Pond
- B. Swale / Wetland
- C. Weirs / Spreader overflows to stream



The planting palette for the linear wetland is specifically selected for its capability to clean and restore the water's 'Mauri' to a condition appropriate for discharge into the stream. These plants also create an environment that is appealing to live near or move through. The selections have been reviewed and endorsed by the project ecologist.

Swale / Wetland

Deep Marsh

Shallow Marsh

Littoral Edges



Schoenoplectus tabernaemontani



Carex secta



Cyperus ustulatus



Eleocharis sphacelata



Eleocharis acuta



Carex lessoniana



Machaerina rubiginosa



Carex geminata



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- A. Attenuation Pond
B. Swale / Wetland
C. Weirs / Spreader overflows to stream

Lower Edges



Carex virgata



Carex lessoniana

Higher Edges



Coprosma propinqua



Austroderia fulvida



Leptospermum scoparium



Cordyline australis

Pond Edges



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Lots Testing_

The table below presents an overview of the tested lot metrics.

Refer to the location plan for the position of each lot.

TEST LOTS		Building %		Permeable %		Landscape %		Paved %		Impermeable %	
LOT #	Total Lot Area	%	sqm	%	sqm	%	sqm	%	sqm	%	sqm
LOT 1	398.74 m ²	37.98%	151.45 m ²	32.54%	129.74 m ²	32.54%	129.74 m ²	29.48%	117.55 m ²	67.46%	269.00 m ²
LOT 2	348.46 m ²	45.08%	157.09 m ²	34.94%	121.75 m ²	34.94%	121.75 m ²	19.98%	69.62 m ²	65.06%	226.71 m ²
LOT 14	313.24 m ²	42.50%	133.12 m ²	39.91%	125.01 m ²	39.91%	125.01 m ²	17.59%	55.11 m ²	60.09%	188.23 m ²
LOT 17	338.14 m ²	39.10%	132.20 m ²	42.25%	142.86 m ²	42.25%	142.86 m ²	18.65%	63.08 m ²	57.75%	195.28 m ²
LOT 21	408.30 m ²	42.40%	173.13 m ²	40.65%	165.96 m ²	40.65%	165.96 m ²	16.95%	69.21 m ²	59.35%	242.34 m ²
LOT 27	472.00 m ²	48.49%	228.86 m ²	34.55%	163.07 m ²	34.55%	163.07 m ²	21.12%	99.67 m ²	69.60%	328.53 m ²
LOT 28	470.07 m ²	39.63%	186.29 m ²	36.87%	173.31 m ²	36.87%	173.31 m ²	23.50%	110.47 m ²	63.13%	296.76 m ²
LOT 30	494.47 m ²	43.17%	213.44 m ²	32.86%	162.50 m ²	32.86%	162.50 m ²	23.97%	118.53 m ²	67.14%	331.97 m ²
LOT 31	508.50 m ²	43.91%	223.28 m ²	33.44%	170.02 m ²	33.44%	170.02 m ²	22.65%	115.20 m ²	66.56%	338.48 m ²
LOT 32	320.49 m ²	41.60%	133.33 m ²	39.95%	128.04 m ²	39.95%	128.04 m ²	18.45%	59.12 m ²	60.05%	192.45 m ²
LOT 33	327.04 m ²	42.64%	139.45 m ²	37.58%	122.89 m ²	37.58%	122.89 m ²	25.12%	82.16 m ²	67.76%	221.61 m ²
LOT 42	347.50 m ²	45.40%	157.78 m ²	34.87%	121.17 m ²	34.87%	121.17 m ²	19.73%	68.55 m ²	65.13%	226.33 m ²
LOT 43	396.00 m ²	38.63%	152.98 m ²	34.09%	135.01 m ²	34.09%	135.01 m ²	27.28%	108.01 m ²	65.91%	260.99 m ²

House Examples

Single storey housing examples - ranging from 120 - 250 m² gross floor area



Reference: Classic Builders and Jeffery Dennison Builders

Key Distict Plan Rules

GRZ-R1 Any activity that is a permitted activity under the rules in this chapter.

2. Each allotment must have a permeable surface area that is not covered by buildings, paving or other impermeable objects of not less than 30% of the total allotment area.

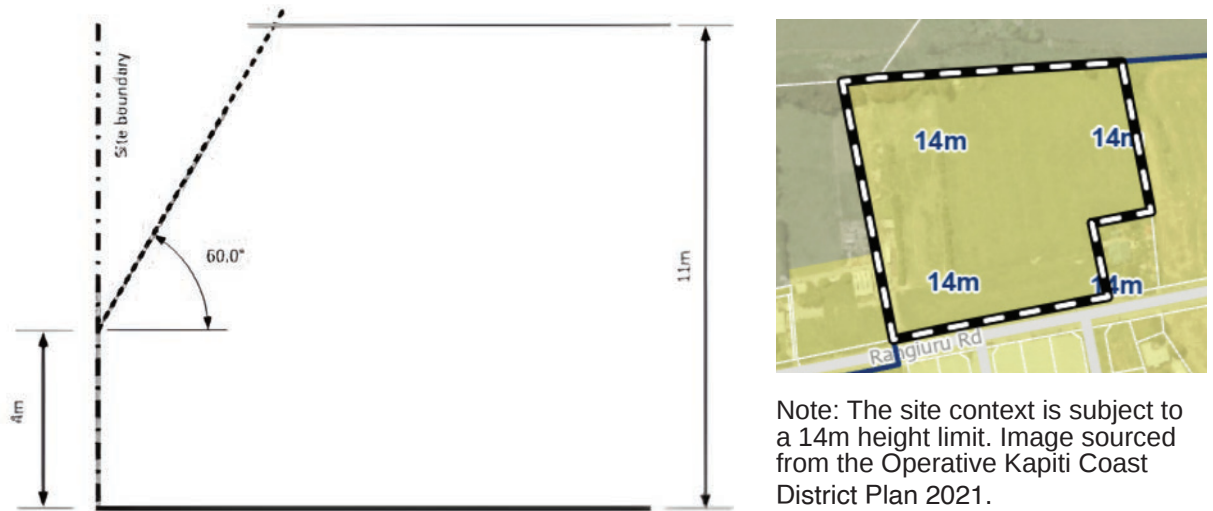
GRZ-R3 Fences and Walls

1. The maximum height of any fence or wall on a boundary shall be 2 metres, except:

a. in the front yard, where the maximum height shall be 1.8 metres;

GRZ-R33 New buildings and structures, and any minor works, additions or alterations to any building or structure.

2. Buildings and structures must not exceed: a. 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:



3. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- a. a boundary with a road;
- b. existing or proposed internal boundaries within a site;
- c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

4. Yard Setbacks

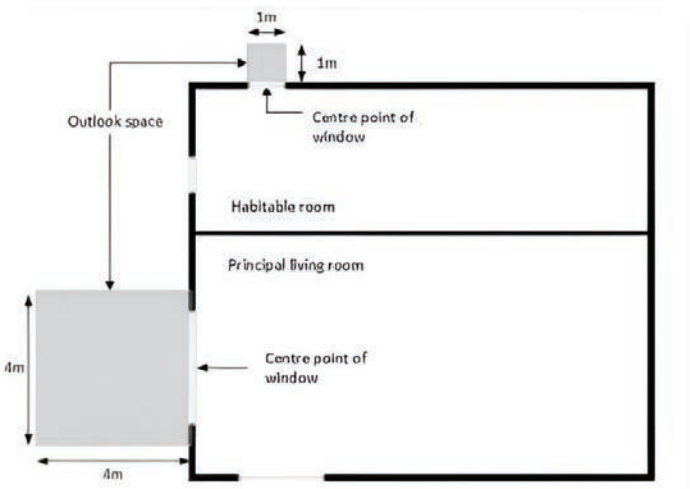
- a. Front – 1.5 metres
- b. Side – 1 metre
- c. Rear – 1 metre (excluded on corner sites)

5. The maximum Building coverage must not exceed 50% of the net site area.

6. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:

- a. where located at ground level, has no dimension less than 3 metres; and
- b. where provided in the form of a balcony, patio, or roof terrace, is at least 8m and has a minimum dimension of 1.8 metres; and
- c. is accessible from the residential unit or retirement unit; and
- d. may be:
 - i. grouped cumulatively by area in 1 communally accessible location; or
 - ii. located directly adjacent to the unit; and
- e. is free of buildings, parking spaces, and servicing and maneuvering areas.

8. An outlook space must be provided for each residential unit or retirement unit as specified in this standard:



GRZ-Diagram 3 - Outlook space

a. An outlook space must be provided from habitable room windows as shown in the diagram below:

b. The minimum dimensions for a required outlook space are as follows:

- i. principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
- ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

c. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

d. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

e. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

f. Outlook spaces may be under or over a balcony.

g. Outlook spaces required from different rooms within the same building may overlap.

h. Outlook spaces must:

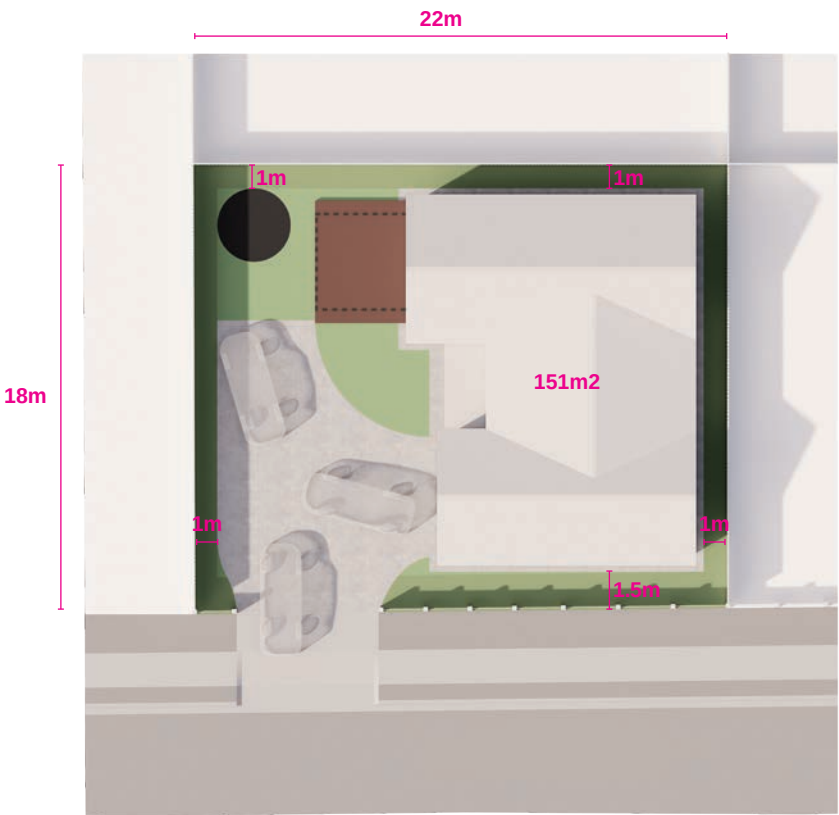
- i. be clear and unobstructed by buildings; and
- ii. not extend over an outlook space or outdoor living space required by another dwelling.

9. Any residential unit or retirement unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.

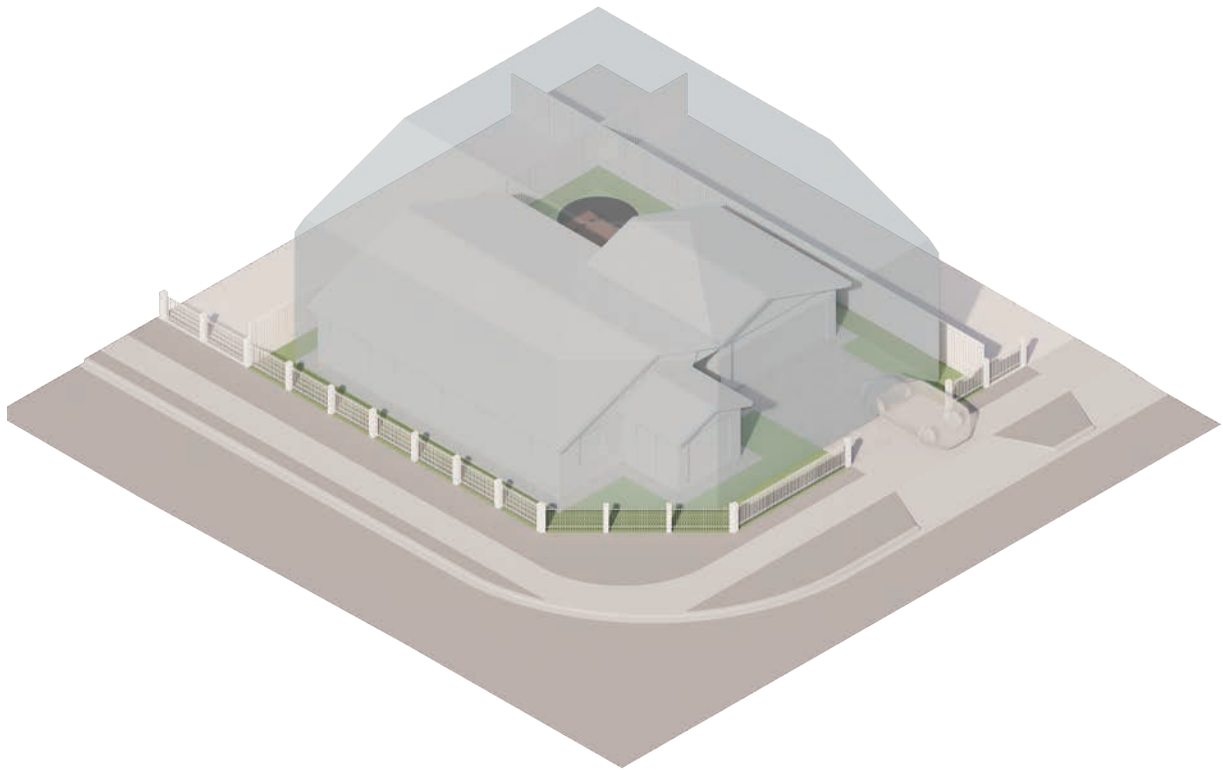
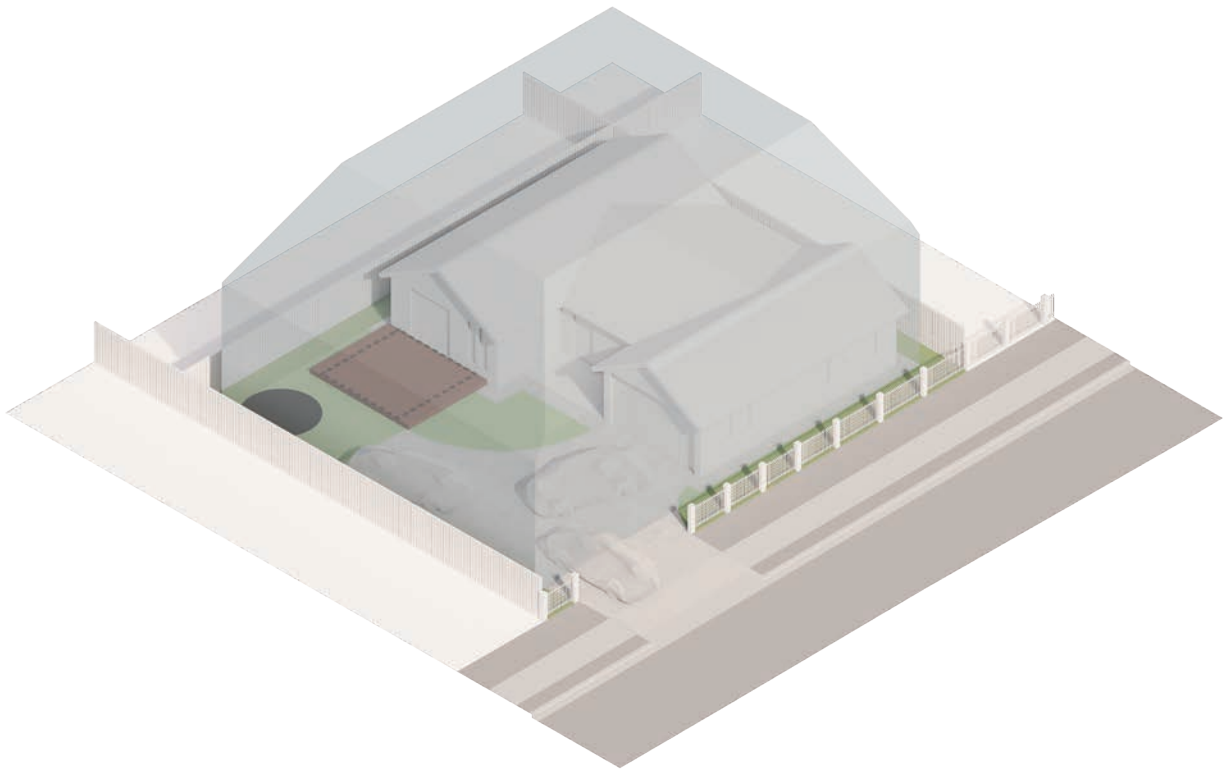
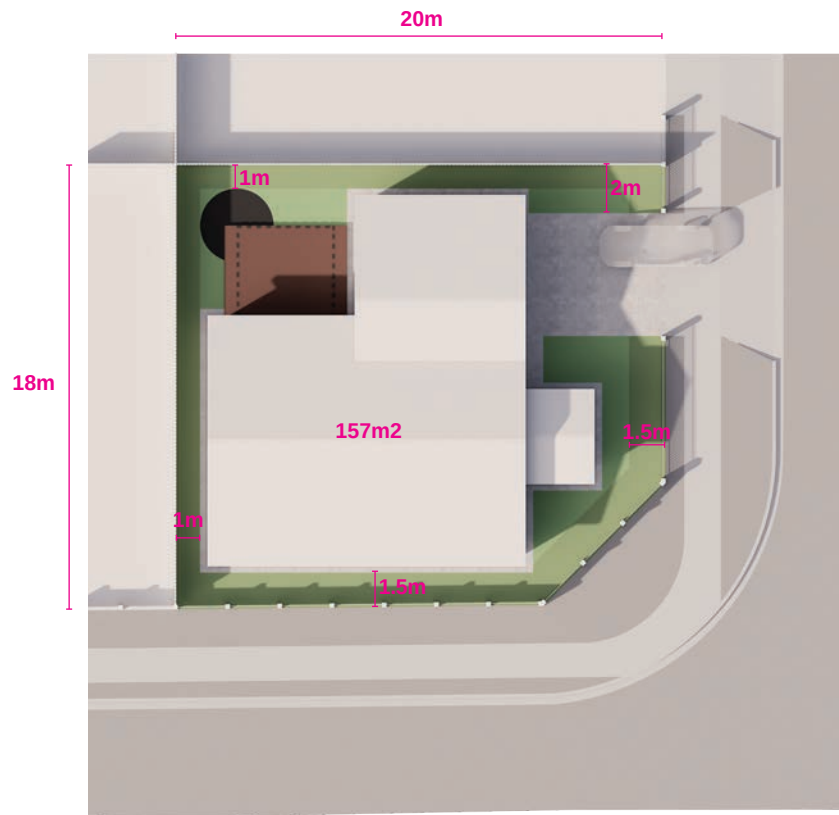
10. A residential unit or retirement unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them

11. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit or retirement unit.

Lot 1



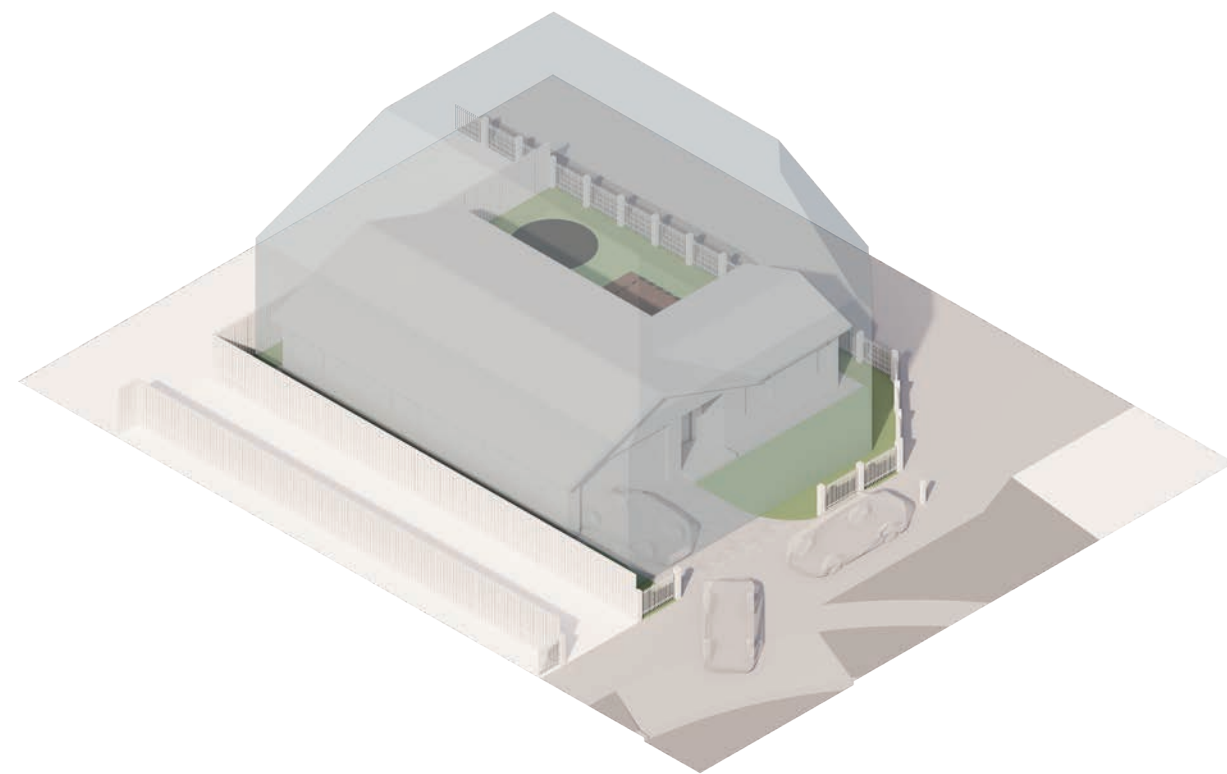
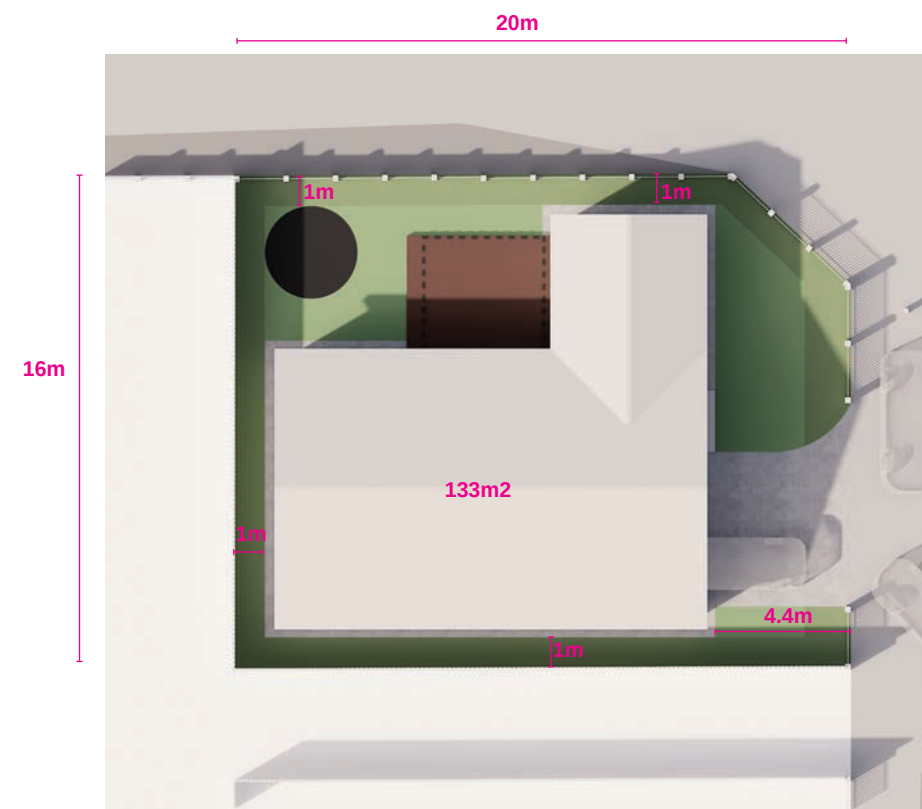
Lot 2



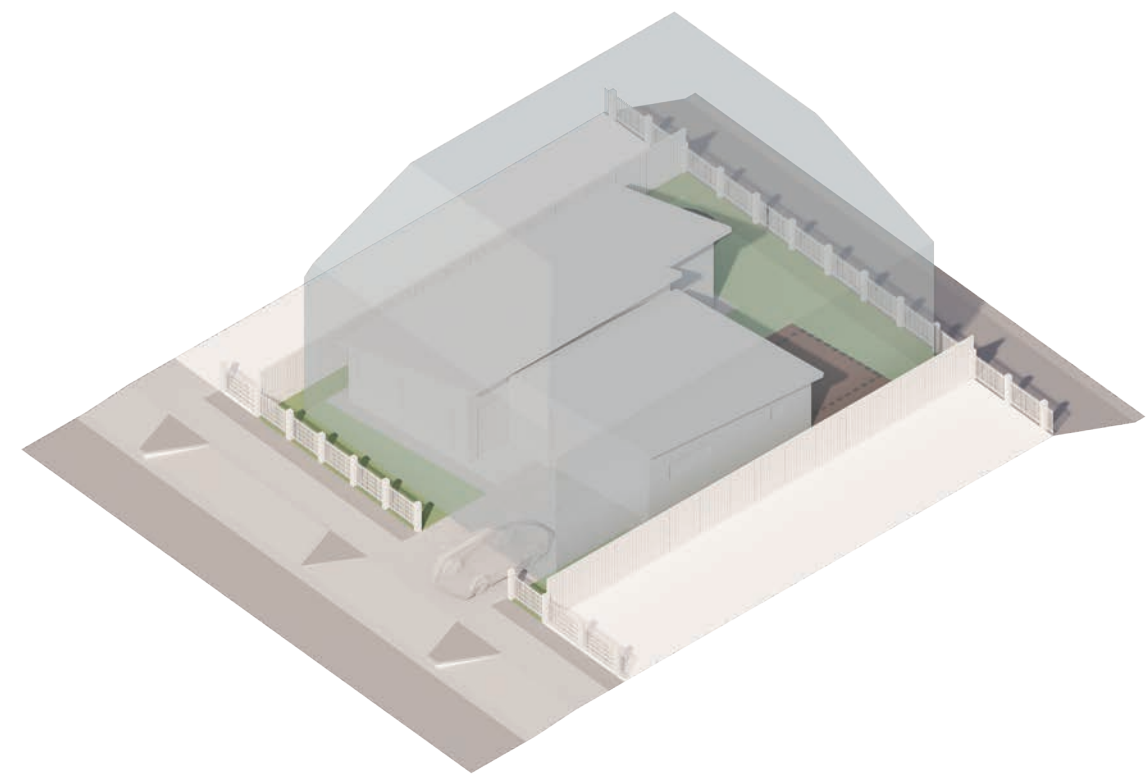
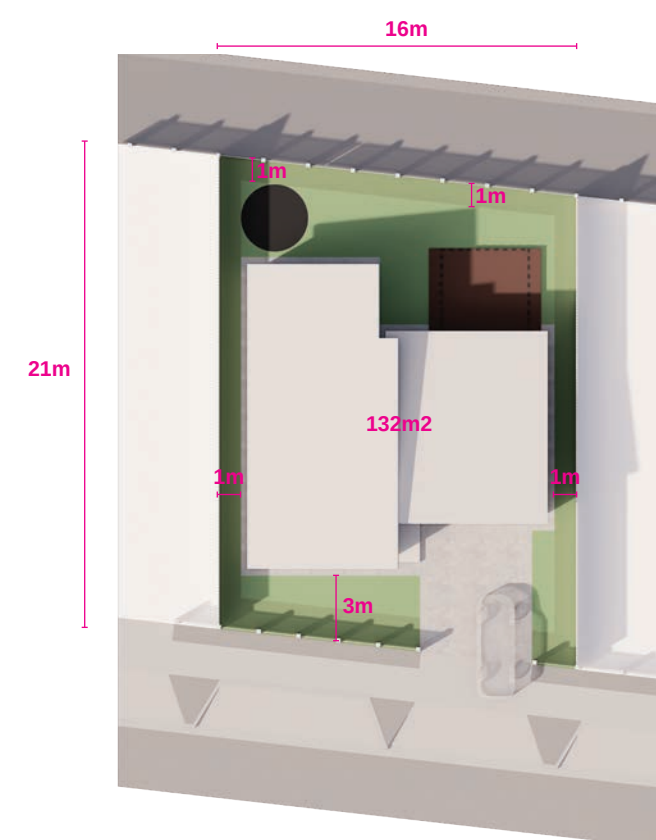
Key

- Compliant Recession
- 4x5 (20 m²) Outdoor Living Space
- 4x4 Outlook Space
- Landscape Area
- 10,000L Subsurface Tank Provision
- 1m Structure Setback

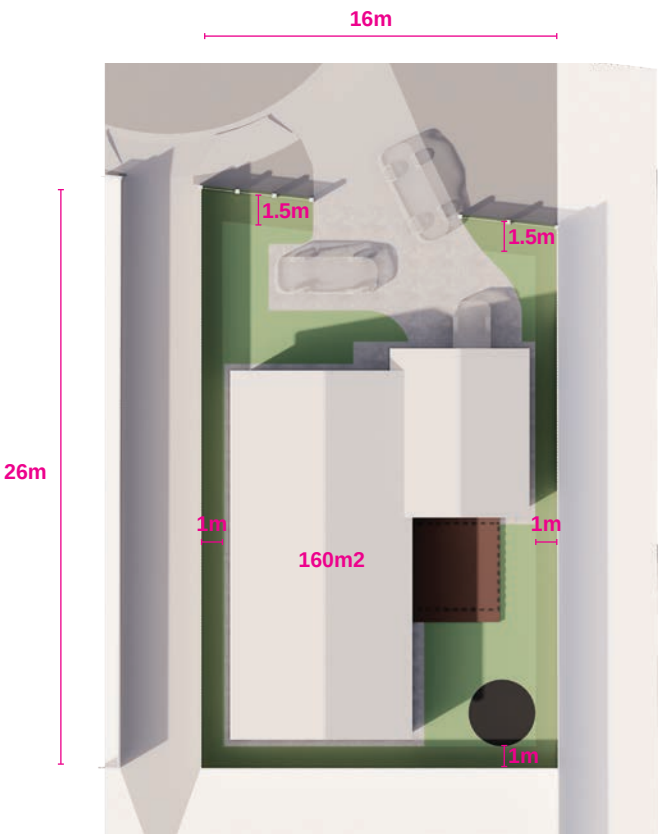
Lot 14



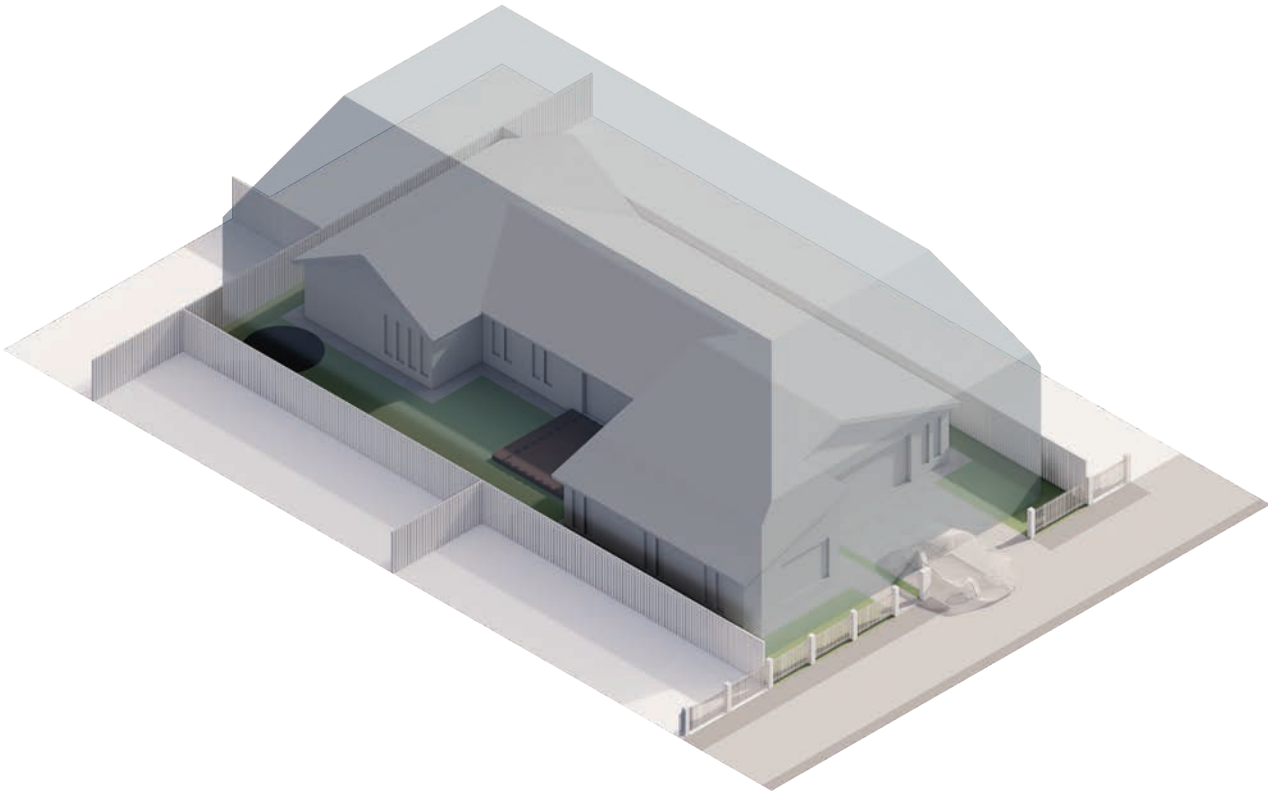
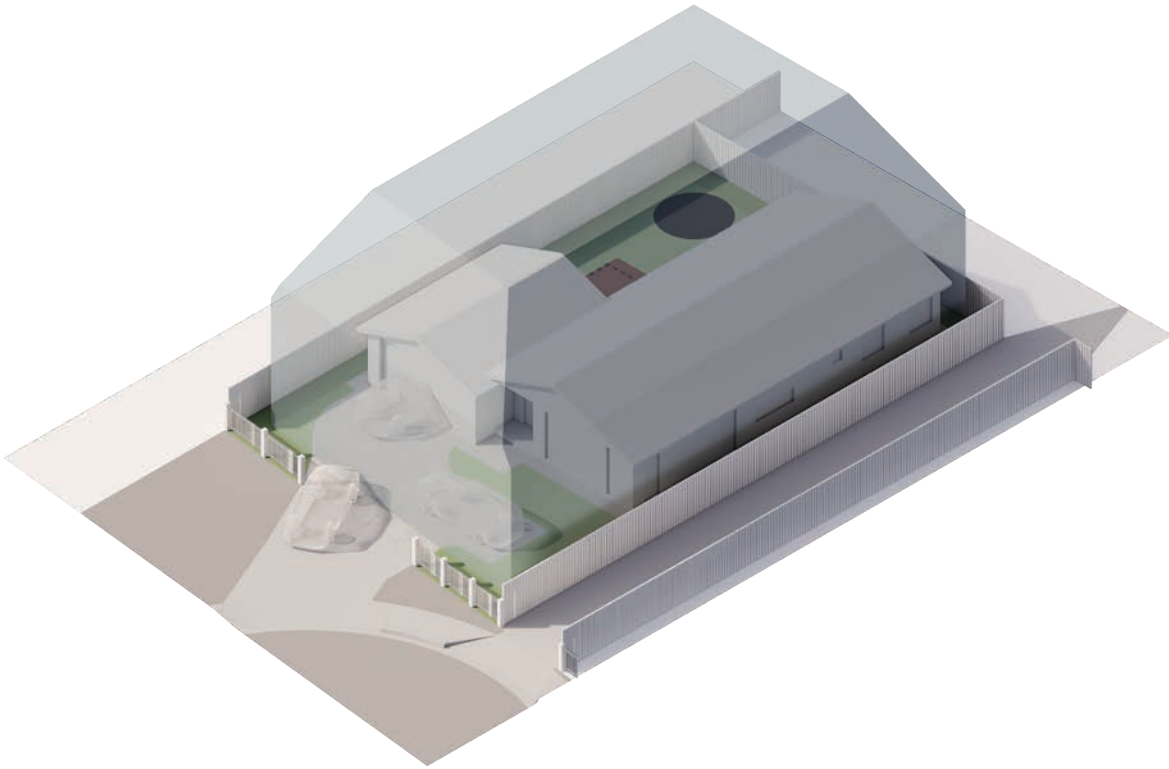
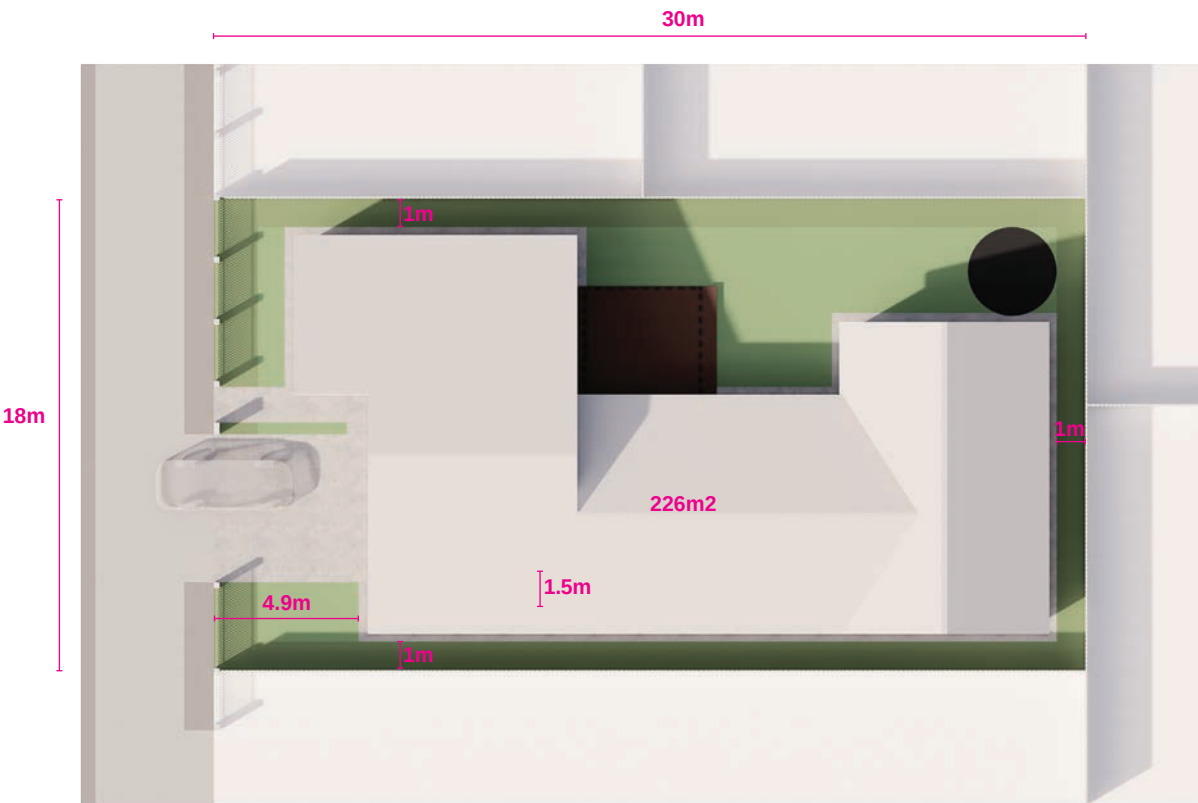
Lot 17



Lot 21

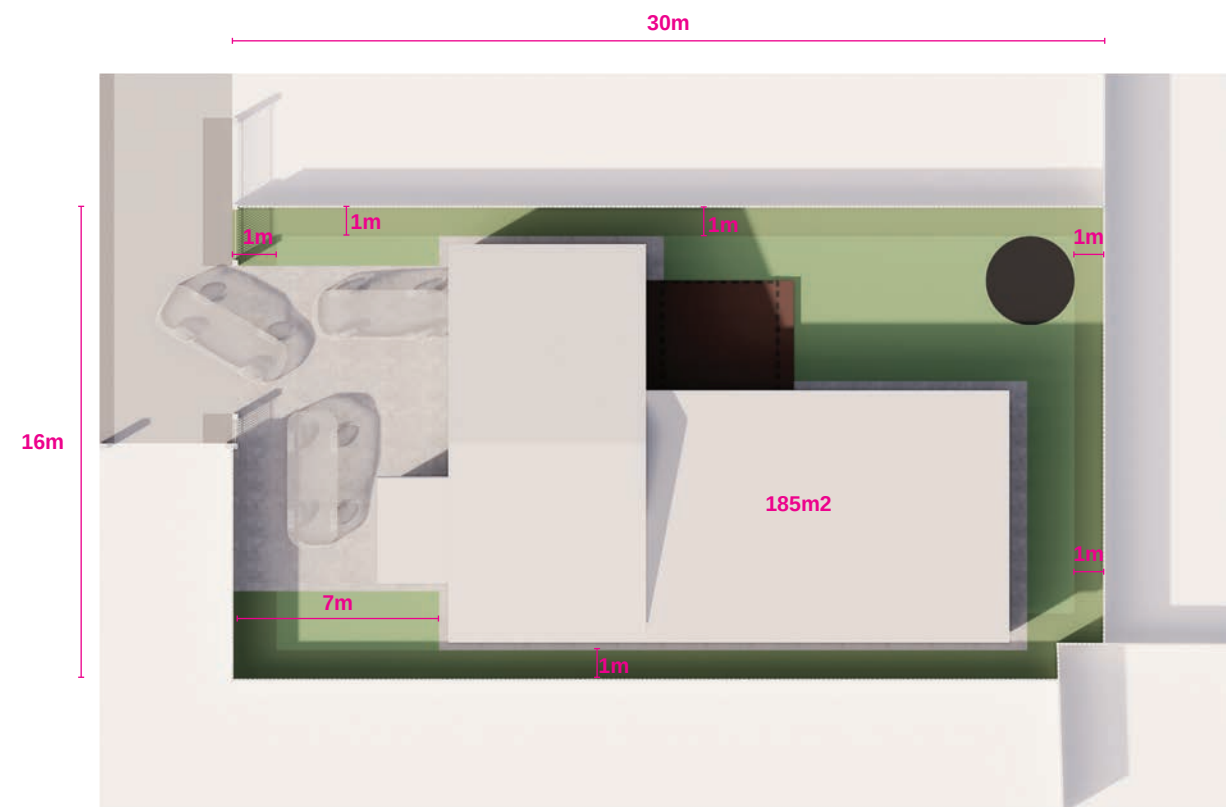


Lot 27

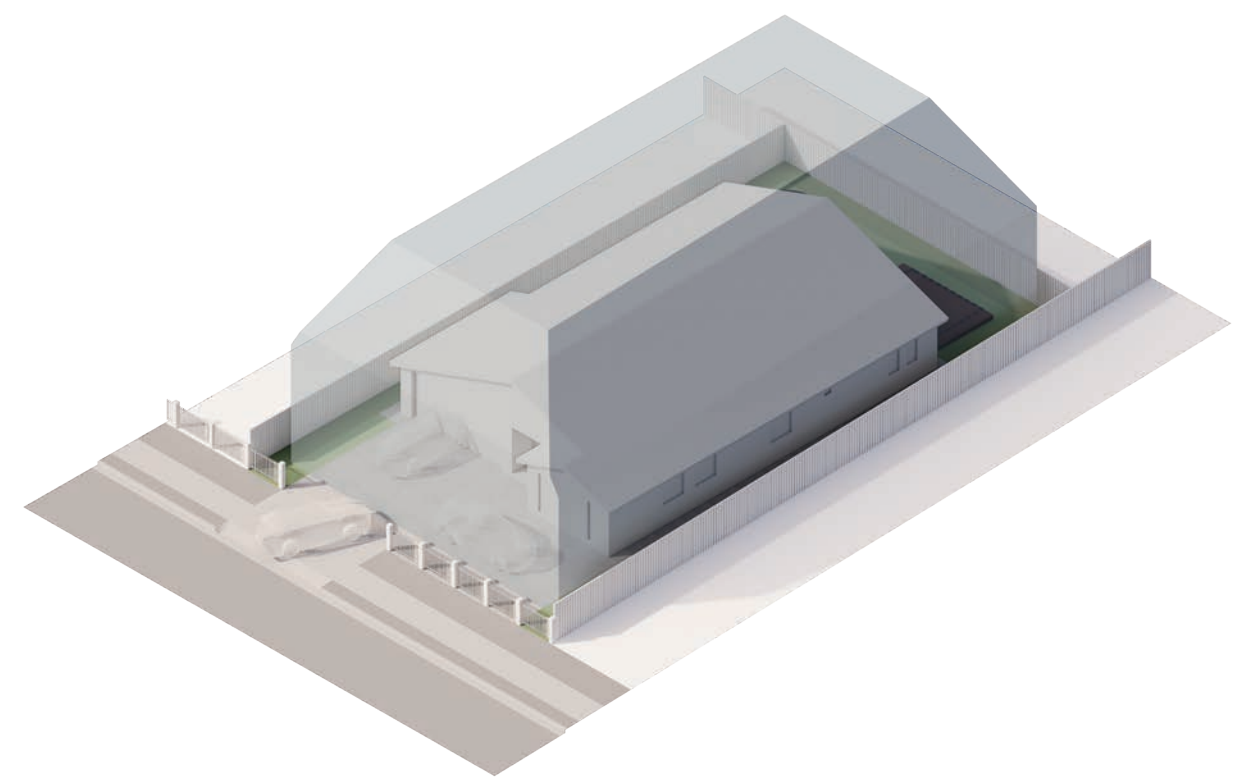
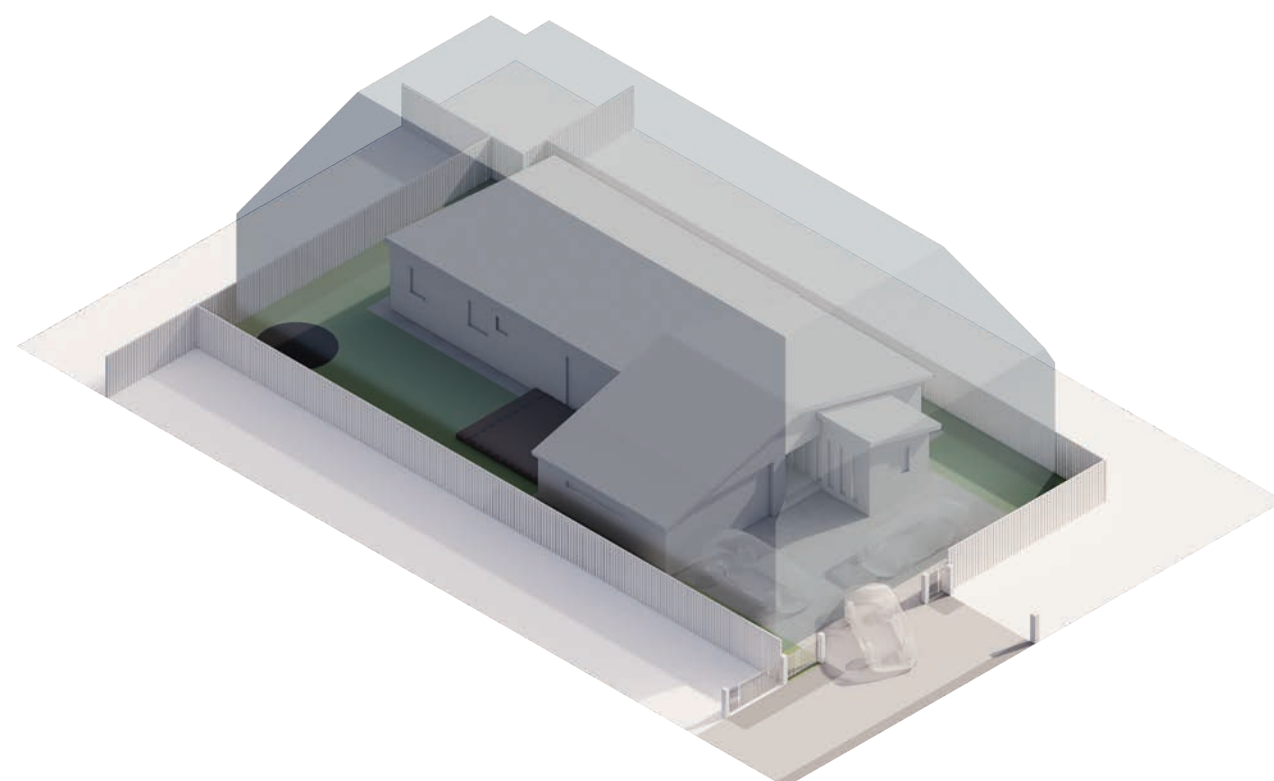
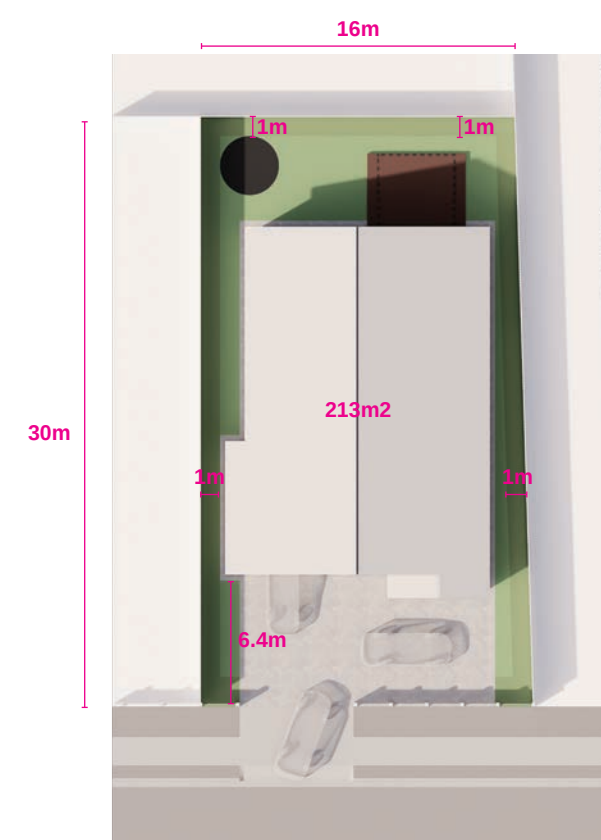


- Key**
- Compliant Recession
 - 4x5 (20 m²) Outdoor Living Space
 - 4x4 Outlook Space
 - Landscape Area
 - 10,000L Subsurface Tank Provision
 - 1m Structure Setback

Lot 28



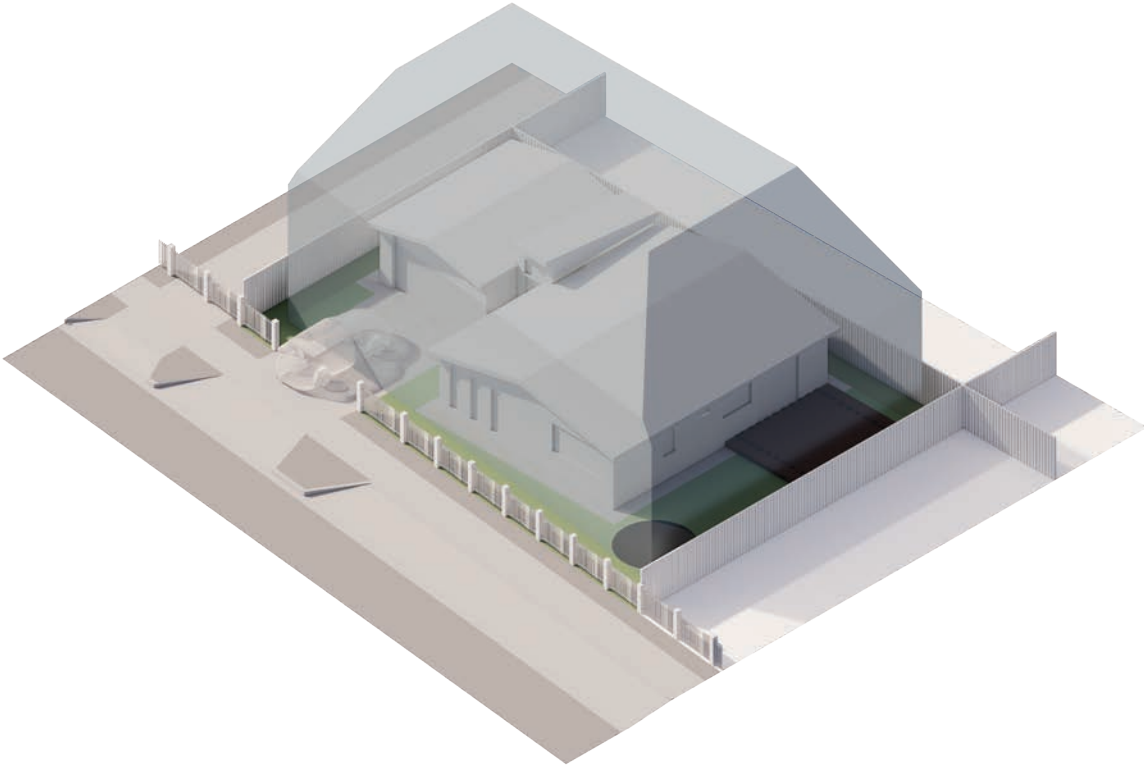
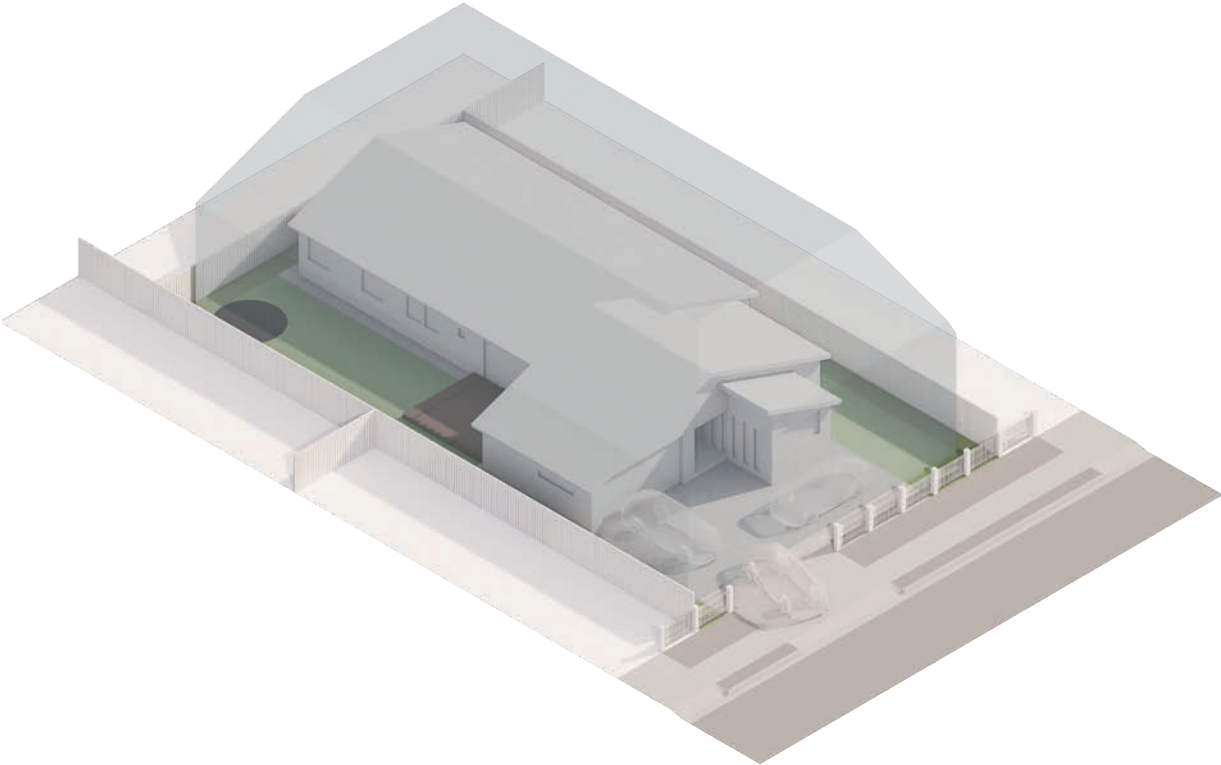
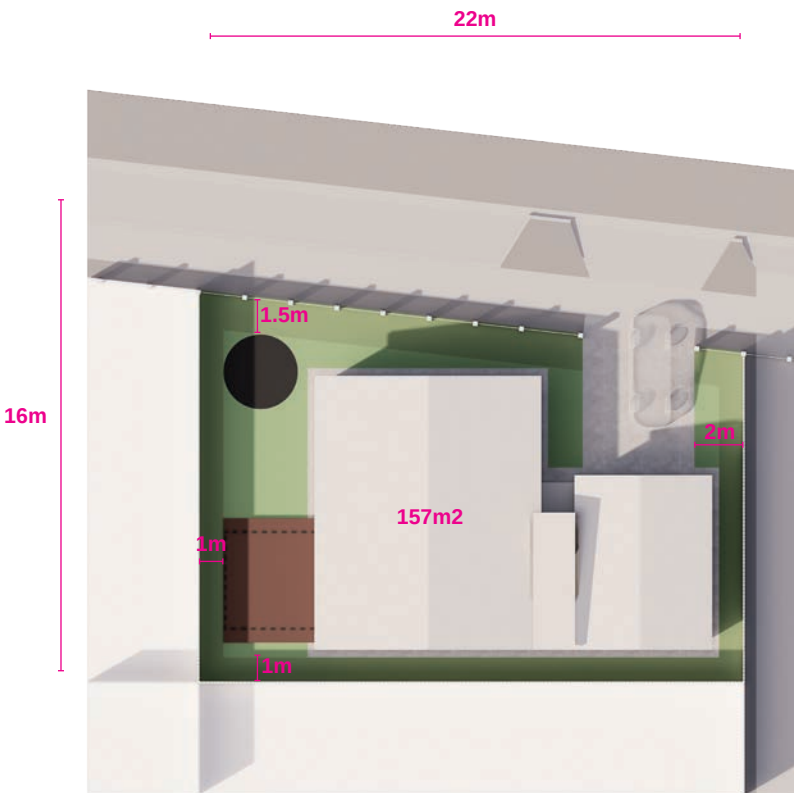
Lot 30



Lot 31

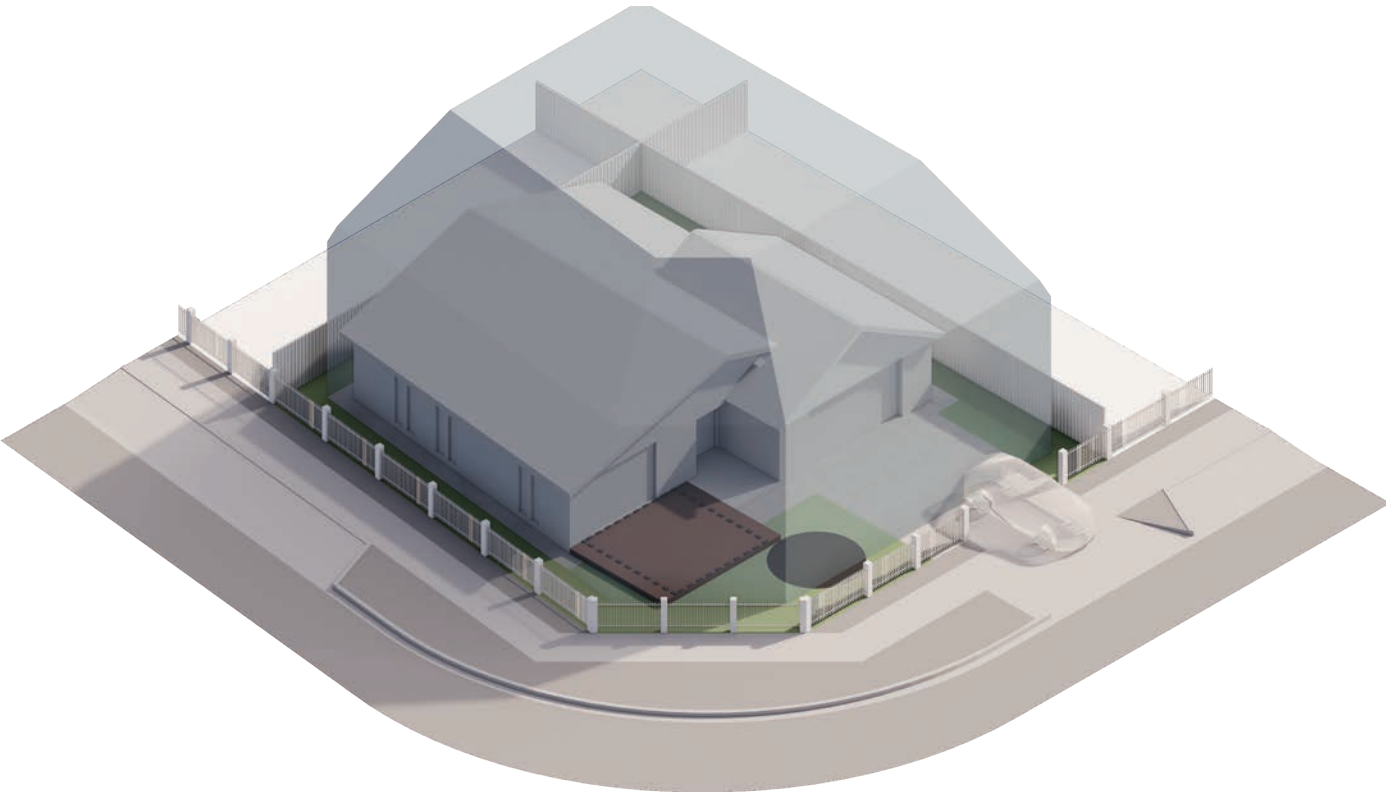
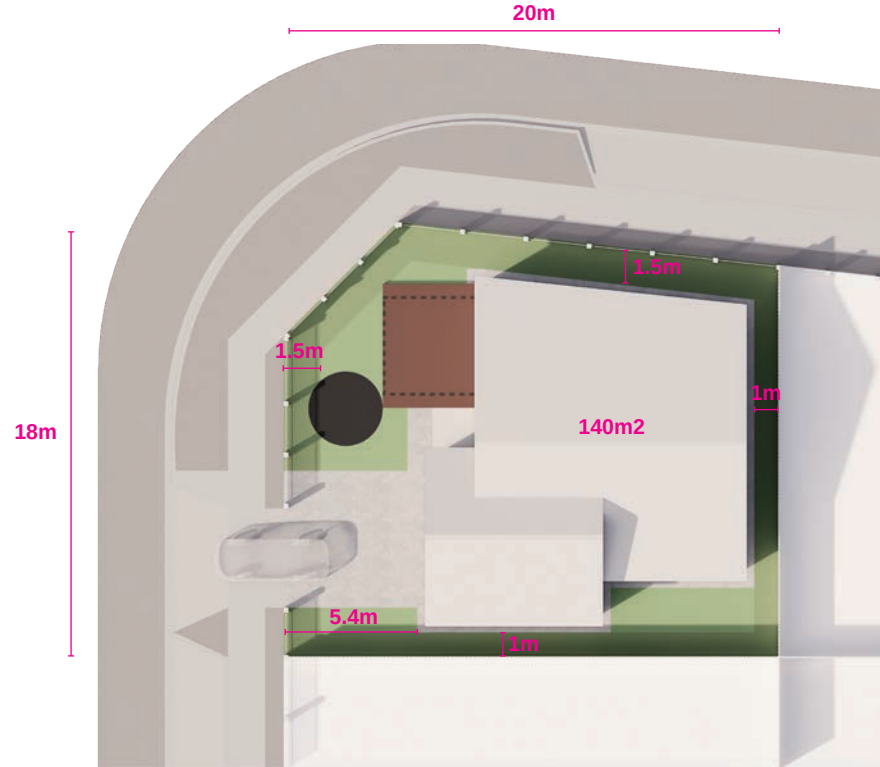


Lot 32

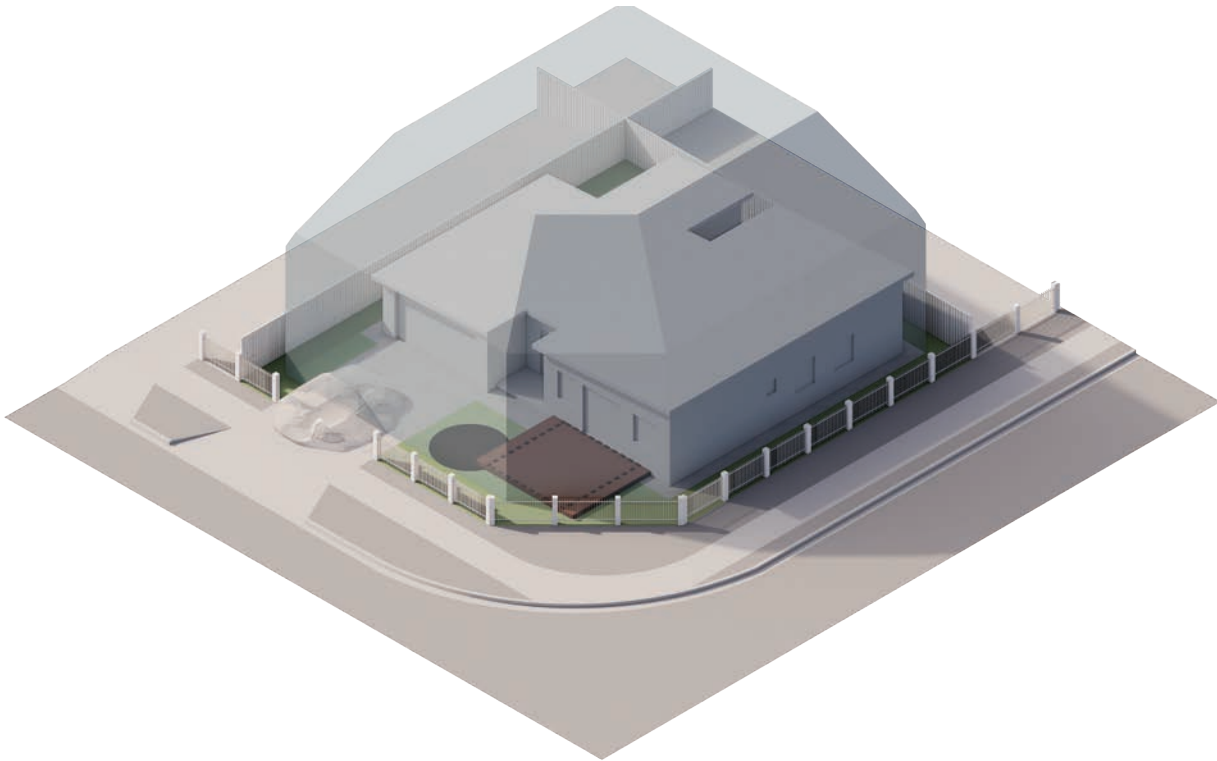
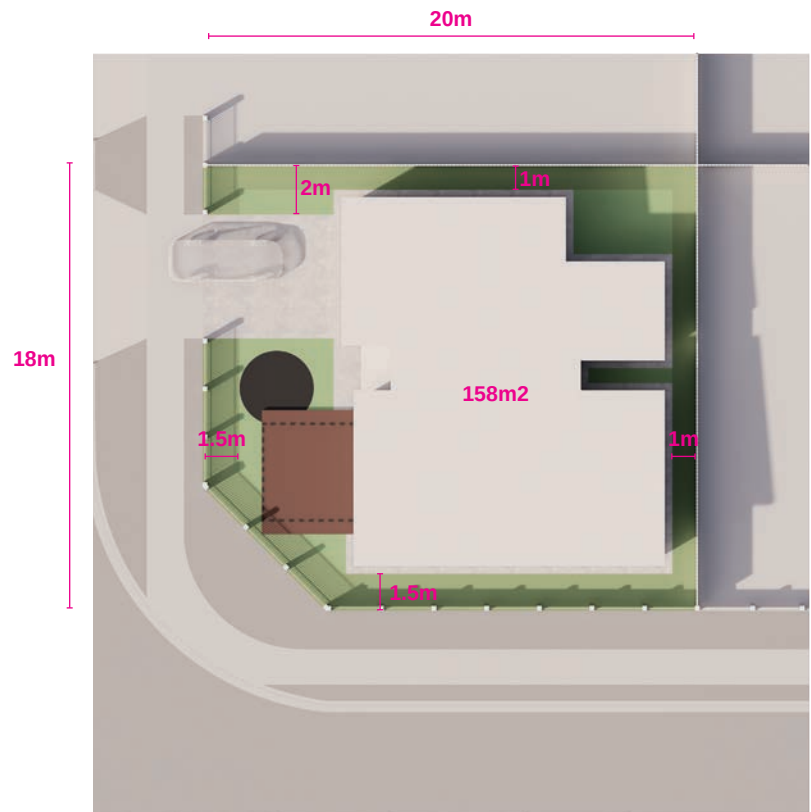


- Key**
- Compliant Recession
 - 4x5 (20 m²) Outdoor Living Space
 - 4x4 Outlook Space
 - Landscape Area
 - 10,000L Subsurface Tank Provision
 - 1m Structure Setback

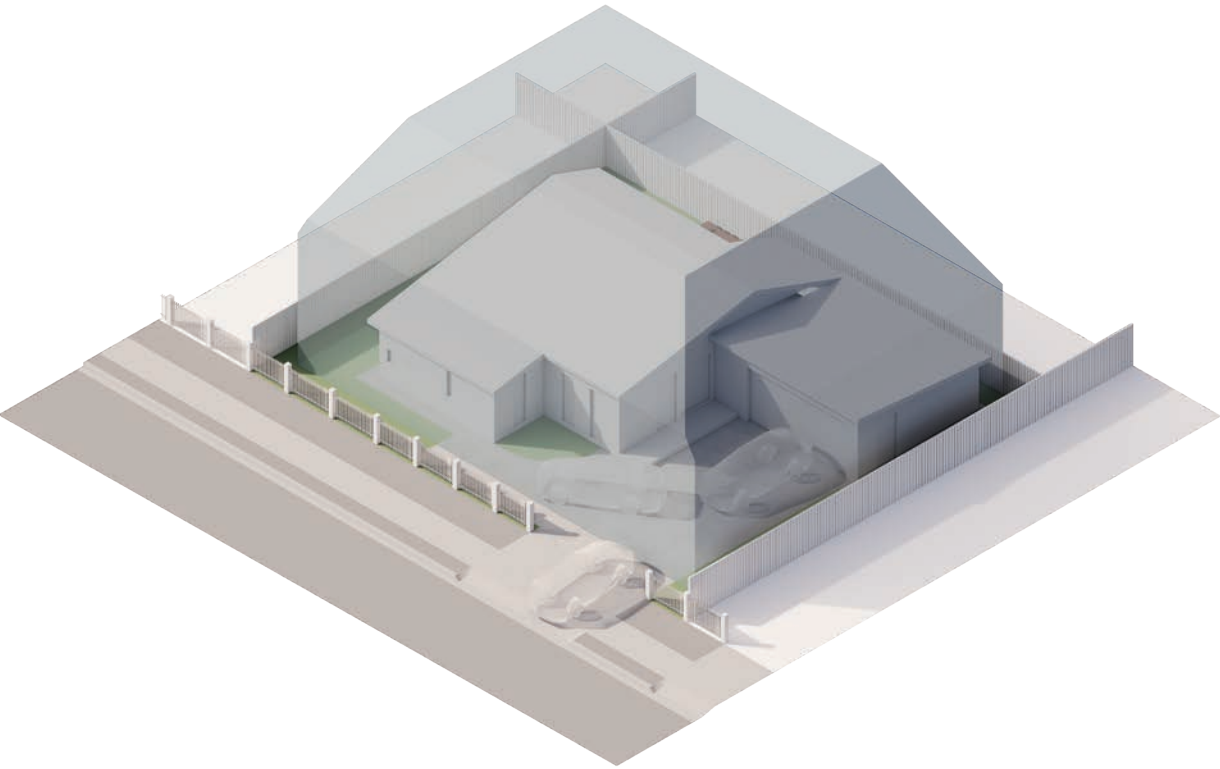
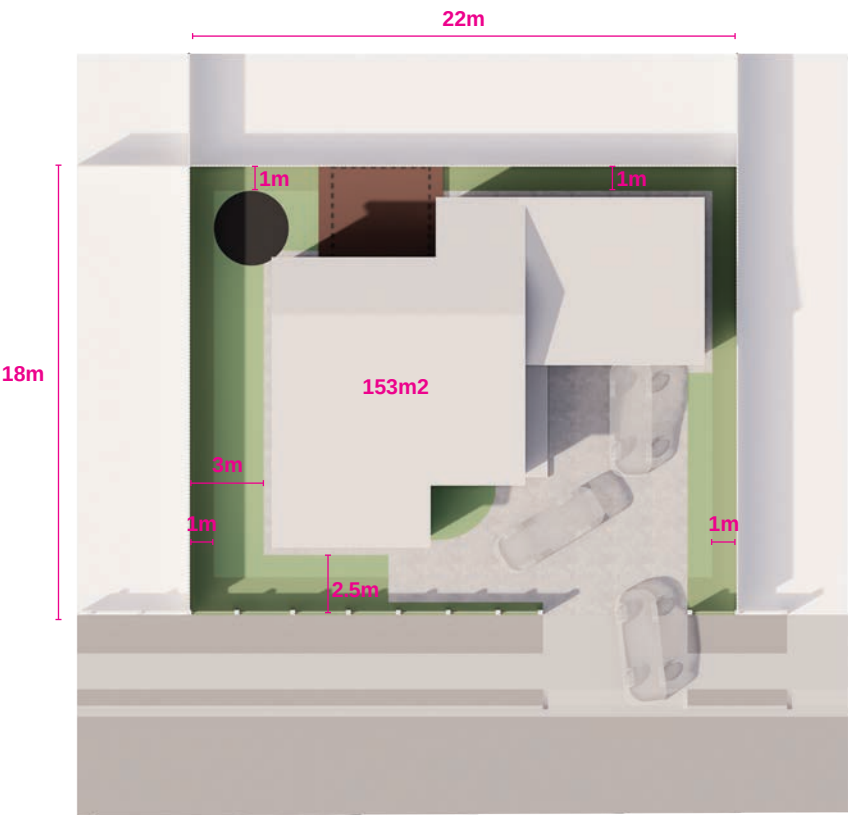
Lot 33



Lot 42



Lot 43



1m Structure Setback

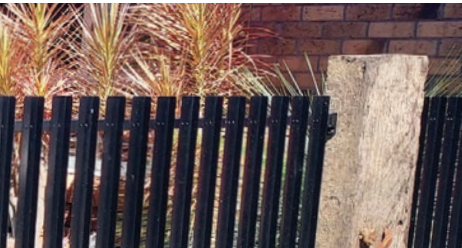
Key

- Compliant Recession
- 4x5 (20 m²) Outdoor Living Space
- 4x4 Outlook Space
- Landscape Area
- 10,000L Subsurface Tank Provision

Design Suggestions_

Fencing Examples

Fencing should be <1.2m high to the street, JOALs and reserves, and visually permeable. Higher, closeboard fencing which is <2m high is recommended elsewhere to provide privacy. Below are examples only.



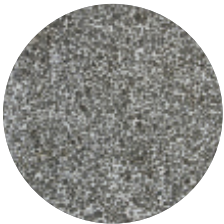
1.5m high open fence with timber posts.
Colour to be neutral.



1.8m high closeboard fence.
Colour to be neutral.

Materials

Fencing should be <1.2m high to the street, JOALs and reserves, and visually permeable. Higher, closeboard fencing which is <2m high is recommended elsewhere to provide privacy. Below are examples only.



Ōtaki River based exposed aggregate concrete paths, driveways.



Ōtaki River pea gravel mulch or informal paths



Natural lawns. Artificial only in small areas.



Locally made pavers from Ōtaki

Colours + Materials

Housing colours and materials can vary. Ideally selecting Low Reflectivity Value Colours or natural hues will help homes assimilate into the broader landscape.



Plant

Native planting is encouraged. Below are native plants which can be used for various landscaping purposes.

Trees



Manunka



Lancewood



Kowhai

Hedges



Corokia Spp



NZ Broadleaf



Prostrate Kowhai

Shrubs



Hebe 'Napuka'



Pohuehue 'Astoni'



Koromiko



Kiokio

Groundcovers



Pohuehue 'Axillaris'



Blue Star Creeper

Kura Interface_

The development site is visible to the adjacent Kura. The land between the two sites has a stream and riparian planting with some areas of pasture/grazing land. Single storey dwellings with 1.8m high border fencing and hedge planting are proposed along this edge.

Note: a full review of the streamside riparian planting has not been undertaken but we assume typical riparian planting has taken place. The drawings therefore are indicative only and are based on those assumptions.



Site Photo

Typical Riparian Plants

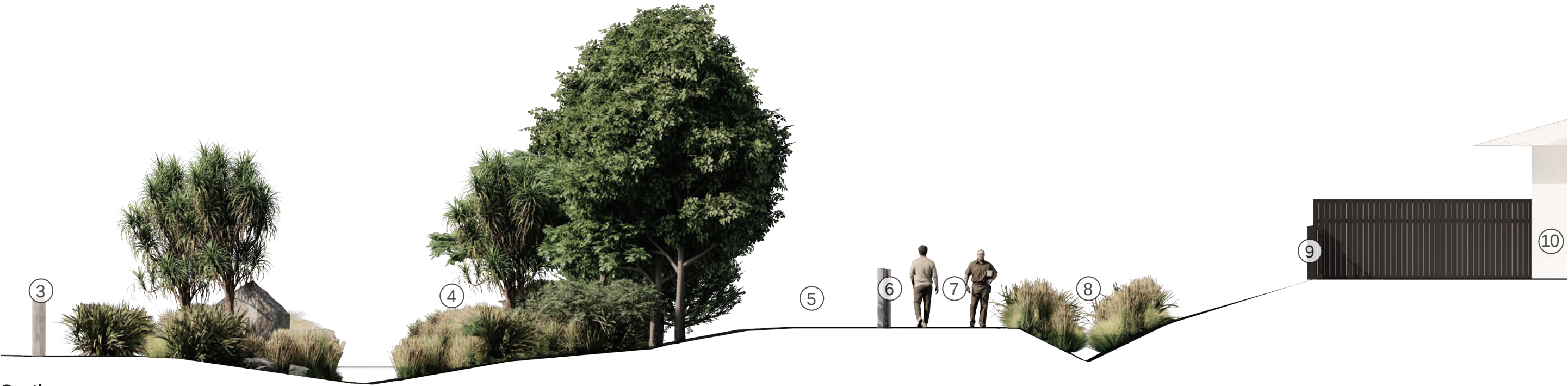
- Harakeke (*Phormium tenax*) - New Zealand flax (up to 3 metres)
- Toetoe (*Cortaderia* spp.) - Various species of native tussock grass (up to 3 metres)
- Kahikatea (*Dacrycarpus dacrydioides*) - White pine (up to 66 metres)
- Totara (*Podocarpus totara*) - Totara tree (up to 30 metres)
- Manuka (*Leptospermum scoparium*) - Manuka tree (up to 4 metres)
- Kanuka (*Kunzea ericoides*) - Kanuka tree (up to 15 metres)
- Cabbage tree (*Cordyline australis*) - Ti kouka (up to 20 metres)
- Pukatea (*Laurelia novae-zelandiae*) - Pukatea tree (up to 55 metres)
- Rewarewa (*Knightia excelsa*) - New Zealand honeysuckle (up to 30 metres)
- Mingimingi (*Coprosma* spp.) - Various species of coprosma (varies by species, typically 1-3 metres)
- Tutu (*Coriaria* spp.) - Various species of tutu (varies by species, typically 1-4 metres)
- Pohutukawa (*Metrosideros excelsa*) - New Zealand Christmas tree (up to 25 metres)
- Karaka (*Corynocarpus laevigatus*) - Karaka tree (up to 15 metres)
- Rimu (*Dacrydium cupressinum*) - Rimu tree (up to 55 metres)
- Rangiora (*Brachyglottis repanda*) - Rangiora tree (up to 4 metres)
- Ferns (Various species) - New Zealand has a variety of native fern species with heights ranging from ground cover to several metres.

Notes

- 1. Kura Buildings
- 2. Kura Field
- 3. Post + Wire Fence
- 4. Stream + Riparian Planting
- 5. Pasture
- 6. Post + Wire Fence
- 7. Maintenance track/ walkway
- 8. Proposed Boundary Swale/ Wetland
- 9. Low open fencing
- 10. Indicative Single Storey Dwelling



Section
Indicative Only
Anticipated Riparian Growth - 10 Years (NTS)



Section
Indicative Only
Anticipated Riparian Growth - 10 Years (NTS)

BLAC.

BLAC Landscape Architecture + Collaborations is a landscape architecture studio that collaborates with registered architects, engineers, planners, ecologists, and design professionals.

Ngamotu /
Taranaki

Miramar/
Te Whanganui-a-Tara

