

**MUNISIPALITEIT OVERSTRAND
ERWE 2430 EN 3425, GANSBAAI, AANSOEK
OM VRYSTELLING VAN ONDERVERDELING,
HERSONERING, KONSOLIDASIE EN SLUITING
VAN PUBLIEKE PLEK: MNRE TERRAPLAN
TOWN PLANNERS**

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoeke van toepassing op Erwe 2430 en 3425, Gansbaai naamlik:

1. Vrystelling van onderverdeling van 'n gedeelte, ongeveer 0,9ha groot van Restant Erf 2430, Gansbaai ingevolge Artikel 26 van die Verordening.
2. Hersonerings van die onderverdeelde gedeelte ingevolge Artikel 16.2(a) van die Verordening vanaf Oopruimtesone 2: Openbare Oopruimte (OS2) na Gemeenskapfasiliteite (CO1).
3. Konsolidasie ingevolge Artikel 16.2(e) van die Verordening van die onderverdeelde gedeelte van Restant Erf 2430, Gansbaai met Erf 3425, Gansbaai.
4. Sluiting van publieke plek ingevolge Artikel 16(2)(n) van die Verordening om die sluiting van 'n gedeelte van 'n publieke oopruimte te akkommodeer.

Volle besonderhede rakende die voorstel hierbo is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) moet bereik voor of op **10 Maart 2023**. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Mnr. SW van der Merwe by 028 313 8900.

Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand
Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. 13/2023

**OVERSTRAND MUNICIPALITY
ERVEN 2430 AND 3425, GANSBAAI:
APPLICATION FOR EXEMPTION OF
SUBDIVISION, REZONING, CONSOLIDATION
AND CLOSURE OF A PUBLIC PLACE:
TERRAPLAN TOWN PLANNERS**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following applications applicable to Erven 2430 and 3425, Gansbaai namely:

1. Exemption of subdivision of a portion, approximately 9ha in extent of Remainder Erf 2430, Gansbaai in terms of Section 26 of the By-Law.
2. Rezoning of the subdivided portion in terms of Section 16.2(a) of the By-law from Open Space Zone 2: Public Open Space (OS2) to Community Zone 1: Community Facilities (CO1).
3. Consolidation in terms of Section 16.2(e) of the By-Law of the subdivided portion of Erf 2430, Gansbaai with Erf 3425, Gansbaai.
4. Closure of public place in terms of Section 16(2)(n) of the By-Law to accommodate the closure of a portion of a public place.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **10 March 2023**. Telephonic enquiries can be made to the Senior Town Planner, Mr. SW van der Merwe at 0283138900.

The Municipality may refuse to accept comments received after the closing date. Any persons who cannot read or write may visit the above appropriate Municipal Department where a Municipal official will assist them in formulating their comment.

Municipal Manager, Overstrand Municipality,
P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 13/2023

**UMASIPALA WASE-OVERSTRAND
IZIZA SAMA-2430 NAMA-3425,
EGANSBAAI: ISICELO SOKUKHULUWA
KWESAHLULO, UKUPHINDA KUCANDWE,
UKUQINISA NOKUVALWA KWENDAWO
YOLUNTU: TERRAPLAN TOWN PLANNERS**

Isaziso sinikwe ngokuphathelele kwiCandelo lama-48 - lomThetho kaMasipala wesiLungiso wase-Overstrad kuYilo lokuSetyenziswa koMhlaba kaMasipala, 2020, (UmThetho kaMasipala) ukuba izicelo zisebenza kwiziza sama- 2430 nesama- 3425, eGansbaai ezizezi:

1. Ukukhululwa kwinxalenye yesahlulo esimalunga nee-9ha ubukhulu bentsalelela yesiza sama-2430, Gansbaai ngokuphathelele kwiCandelo lama- 26 lomThetho kaMasipala.
2. Ukuphindwa kucandwe inxalenye yesahlulo ngokuphathelele kwiCandelo le-16.2(a) lomThetho kaMasipala kwiNdawo esisithuba esiVulekileyo 2: indawo iVulekileyo yoLuntu (OS2) kwiNdawo yoLuntu 1: uLonwabo loLuntu (CO1).
3. Ukuqiniswa ngokuphathelele kwicandelo le-16.2(e) lomThetho kaMasipala lwenxalenye yesahlulo sama-2430, eGansbaai nesahlulo sama-3425, eGansbaai.
4. Ukuvalwa kwesithuba soluntu ngokuphathelele kwiCandelo le-16(2)(n) lomThetho kaMasipala ukulungiselela ukuvalwa kwindawo yoluntu.

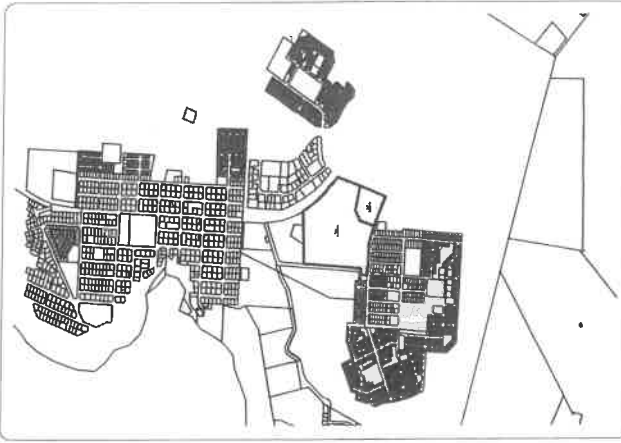
linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: lochwangciso lweDolophu, 16 Paterson Street, HermanusMawuphi na umbono kufuneka ubhalwe, ucaphule igama lakho, idilesi kunye neenkukacha zonxibelelwano, umdla kwisicelo, kunye nesizathu sokuphawula. Ezezimvo kufuneka zifike kumasipala e (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye phambi komhla ka **10 EyoKwindla 2023**. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu, u **SW van der Merwe** kule nombolo yomnxeba 028-313 8900.

UMasipala angala ukuthatha izimvo ezifunyeneyo emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe lokuCwangcisa lweDolophu apho igosa likamasipala liza kuncedisa ukuze ukwazi ukuqulunqa uluvo lwakho.

UMlawuli kaMasipala, uMasipala wase-Overstrand, P.O. Box 20, HERMANUS, 7200

Isaziso sikaMasipala eSinguNombolo. 13/2023

Erf	Zoning	Area (ha)
3424	Open Space Zone 2	15.1893
3425	Community Zone 1	2.6036



PROJECT
Gansbaai Academia

DRAWING
Locality Plan

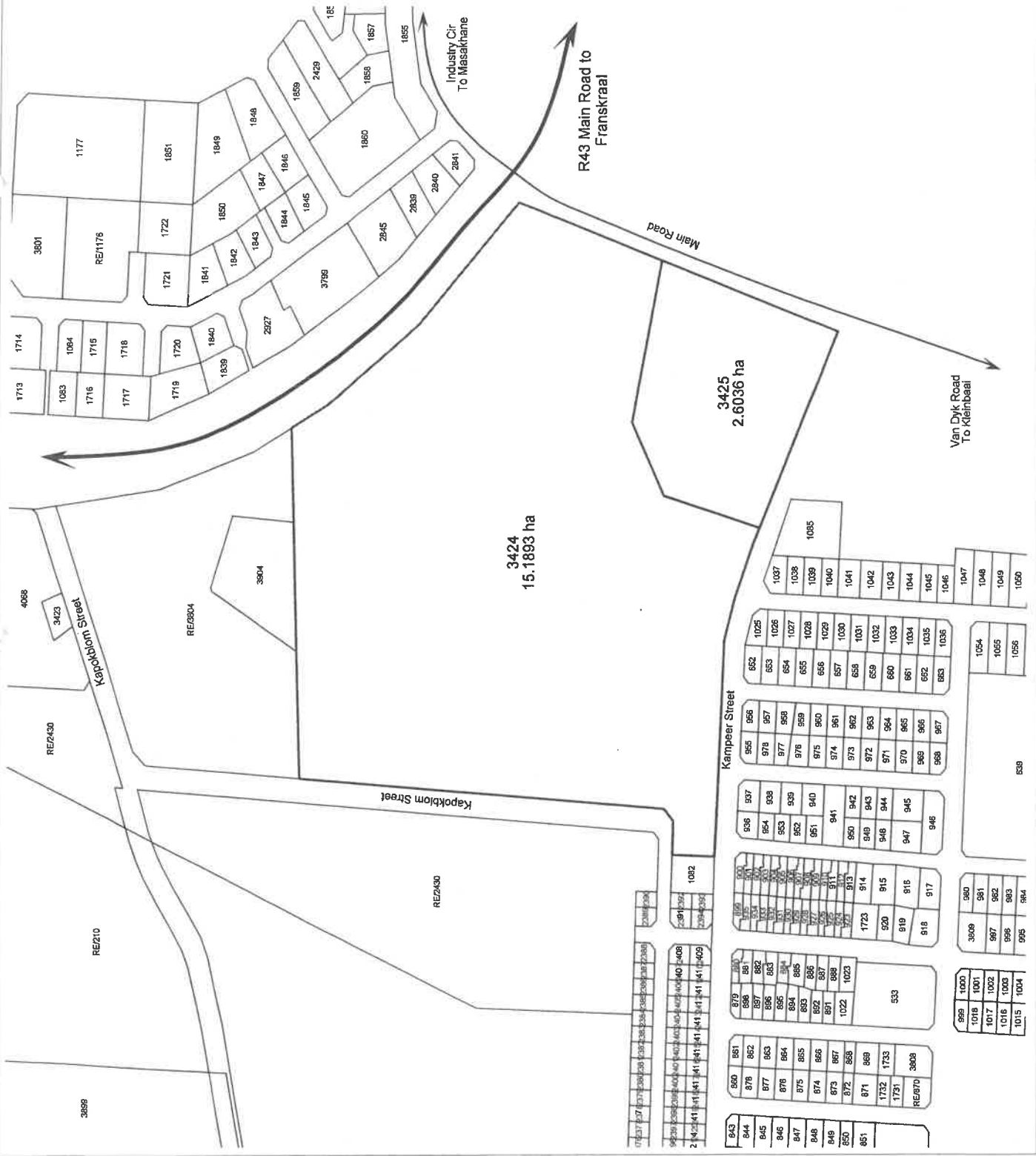
CLIENT
**Western Cape Government
Department Transport and Public Works**

SCALE
1 : 5000 (A4)

APPLICANT
terroplan
Open Space Unit 18
144 Waterfall Drive, 7801
Cape Town, South Africa
Tel: 021 959 1000
www.terroplan.co.za

COMPILED: James Munn
CHECKED: []
DATE: 2010/02/22

Plan No
907 - 1



1. INTRODUCTION

1.1 BACKGROUND

Gansbaai Academia, a public secondary school for learners from Grade 8 to 12, is situated on erf 3425 Gansbaai. Extensions to the school building were recently undertaken and more extensions are planned. These proposals impacted negatively on available playground space. A portion of 0,9ha of the adjacent property remainder erf 2430, Gansbaai - has been identified as suitable land to address this issue of expanding the play area. Transfer of this land will be affected from the Overstrand Municipality to the Western Cape Government, once the Planning process had been concluded. The ultimate goal at this stage is to fence the relevant portion in with the existing school ground and to be utilized it as an extension of the existing play area.

Remainder erf 2430, Gansbaai is situated in the Overstrand Municipal area in the Western Cape, southwest of the R43 Main Road on the corner of Van Dyk Road and Kampeer Road, in Blompark, Gansbaai, at the southern end of the town. Please refer to the attached locality plan.

The school is currently accommodating 1240 learners with a staff component of 45, under the leadership of school principal Me C. Fortuin. The school site contains only school buildings (permanent, as well as temporary classrooms), a parking area, limited playgrounds, but no sport facilities/fields. These are located on the neighbouring property. The current zoning of the school site is CO1, while the adjoining property which is earmarked for the extension of playgrounds, is zoned Public Open Space 2. The current land use of this land is referred to as Gansbaai Centre sportfields and is registered with Overstrand municipality in terms of Title Deed T44843/2001.

1.2 PURPOSE OF THE APPLICATION

Application is hereby made in terms of Overstrand Municipal Land-Use Planning Bylaw, 2015 for: -

- **Subdivision** of 0,9ha of remainder erf 2430, Gansbaai, in terms of Section 16(2)(d) – apply for exemption;
- **Rezoning** of the above subdivided portion in terms of Section 16(2)(a) from Open Space 2 to Community Zone 1;
- **Consolidation** of the subdivided portion of Erf 3424 with erf 3425 (existing school site) in terms of Section 16(2)(e) – apply for exemption;
- **Exemption** of the abovementioned subdivision/consolidation in terms of Section 26 of the By-law;
- **Closure of a part of a public place** in terms of Section 16(2)(n)



FIGURE 1: PROPOSED APPLICATION ON ERF 3424 AND 3425

The necessary application form is attached as **Annexure A**.

1.3 PRE-APPLICATION CONSULTATION

Due to the relative simplicity of the application and the anticipated outcome of dealing with only 0,9ha vacant land, where no development rights are at stake, the Planning consultant did not regard a formal pre-application meeting with the Overstrand Planning office necessary. The relevant planner, Mr Schalk van der Merwe was however contacted on 2 June 2022 informing him of our appointment to attend to the extension of the school premises and what the application requires. Mr Van der Merwe was also approached by email two weeks earlier regarding any stipulation in the Bylaw not allowing a second entrance to the school site. The response was positive. A school terrain inspection was also conducted on Friday, 3 June 2022 which included a meeting with the school principal, Me C. Fortuin to ensure her school is fully informed and on board regarding the process that is being facilitated.

1.4 APPLICANT

The Department of Transport and Public Works of the Western Cape Government appointed Terraplan Town Planners to submit this application on their behalf. The relevant power of attorney giving effect to this appointment is attached as **Annexure B**.

1.5 REGISTERED DETAILS

The relevant land holding is registered as follows.

TABLE 1 : REGISTERED DETAIL				
ERF NO	REGISTERED DESCRIPTION	TITLE DEED NO	REGISTERED OWNER	EXTENT
3425	Erf 3425, situated in the Caledon Rural District in the Western Cape Province	T51438/2011	Provincial Government - Western Cape	2.6036ha
Rem erf 2430	Remainder erf 2430 situated in the Caledon Rural District in the Western Cape Province	T44843/2001	Overstrand Municipality	23.1936ha

1.6 CONVEYANCER CERTIFICATE

The attached conveyancer certificate, confirming that the subject property (Erf 3424), is not subject to any restrictive title conditions. No bond is registered over the property. No permanent or temporary departures in terms of the Bylaw for the proposed new zoning are applicable.

Copies of the conveyancer certificates are attached as **Annexure C**.

Copies of the Title Deeds are attached as **Annexure D**.

1.7 SG DIAGRAM

The parent property, remainder erf 2430, measures 23.1936ha. The portion of land under consideration is part of the above property and measures 0.09ha and is located in the south-eastern part of this erf, next to erf 3425.

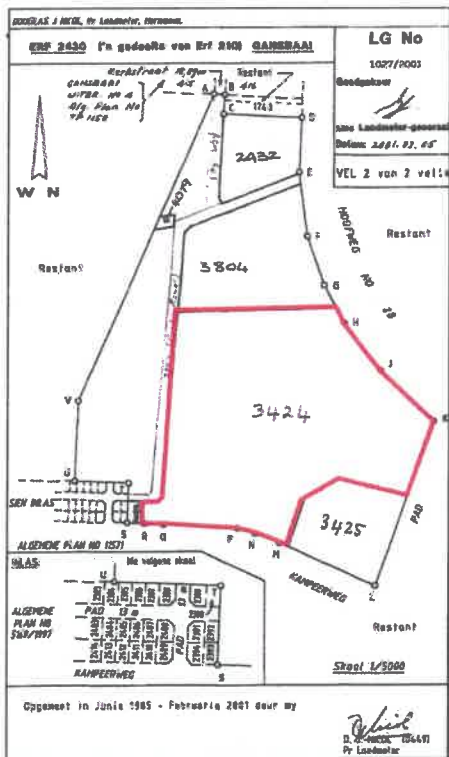


FIGURE 2 : DIAGRAM OF ERF 3424 (PTN OF ERF 2430)

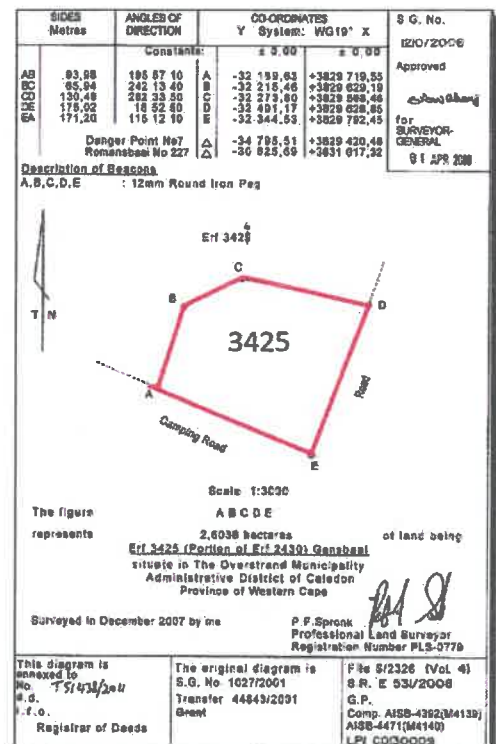


FIGURE 3 : DIAGRAM OF ERF 3425

2. CURRENT SITE DETAILS

2.1 LOCATION

The property to be subdivided is remainder erf 2430, Gansbaai, and is located next to the existing school site erf 3425 – see Figure 2 (SG-Diagram attached as **Annexure E**). The area to be consolidated with latter-mentioned erf is approximately 0,9ha. Remainder erf 2430 is registered in the name of Overstrand Municipality – see copy of the Deed of Registered Title Deed T44843/2001. The property is zoned Open Space 2 for open space while erf 3425 is zoned Community Zone 1 in terms of the Overstrand Municipal Zoning Scheme, 2018. The northern section of this site, which takes up approximately 30% of the terrain, is low-lying and most probably water-logged during the rain season.



FIGURE 4: LOCATION OF PROPERTIES

2.2 CURRENT AND PROPOSED ZONING

Remainder erf 2430, is currently zoned Open Space 2 according to the Overstrand Municipal Planning Bylaw, 2015. A rezoning to Community zone 1 is thus required for the subdivided portion.

Erf 3425 is currently zoned Community Zone 1 and therefore no application for rezoning is required.

2.3 CURRENT LAND USE



As indicated above, the portion of erf 3424 to be subdivided is fairly flat, vacant with scattered milkwood trees and natural grass. Gansbaai Sportsfield and hall is located north of the proposed subdivision portion.

Gansbaai Academia is located on erf 3425.

FIGURE 5: CURRENT LAND USES

2.4 ACCESS

Current access to erf 3425 is primarily available from Kampeer Street. The access gate is 60m from the corner of Kampeer Street and Main Road.



FIGURE 6: CURRENT ACCESS

3. THE PROPOSAL



FIGURE 7: CURRENT PLAYGROUND AT SCHOOL

The purpose of this land use application to be submitted with the Overstrand municipality is to seek approval from Overstrand to allow the Gansbaai Academia school to extend its limited space for playgrounds over an adjacent Open space area. This additional area is to be subdivided, rezoned and consolidated with the school site to an appropriate zoning similar to that of the school.

It should be mentioned that while reference is made of a subdivision/consolidation application, application is also made for exemption of latter two actions, in terms of Section 26(g) of the Bylaw which states: "26. Exemption of subdivisions and consolidations. The subdivision and consolidation of land in the following circumstances does not require the approval of the municipality.

(g) the subdivision of land in order to effect its transfer between spheres of government".

The purpose and use of remainder erf 2430 is described as Gansbaai Centre Sports fields which is used for sport activities for the general public, although the property of 15ha is only partly develop-ed. The subject school site and the sports field site falls basically between Masakhene township to the north-east and Blompark suburb to the south, thus the school is serving a substantial section of the Gansbaai residential area to the south of the town.



FIGURE 8: AREA TO BE CONSOLIDATED WITH ERF 3425

The Service provider was instructed to attend specifically to the following five aspects, namely:

- Additional proposed access to the school site
- Additional parking area
- A drop and go facility
- Indicate the location of existing school buildings and sports fields.
- Environmental authorisation from DEADP for any EIA related matters, as well as the input of a Botanical specialist.

Implementation can be affected in the following manner:

3.1 ADDITIONAL ACCESS:



FIGURE 9: PROPOSED ADDITIONAL ENTRANCE

It is not clear from the Terms of Reference what the purpose of a second entrance is. Notwithstanding, confirmation was obtained from the Overstrand Planning department that a second point of access to the school site is in order. The applicant proposes a second point of entrance at the southern boundary of the existing school site, right opposite the gravel entrance to the church opposite the school. It is $\pm 50\text{m}$ removed from the existing main entrance to the school and links directly with the existing (and future extended) parking area at the school. Sight distance along Kampeer road in both directions does not seem to be a problem and the two entrances may well be utilized as a traffic in-and-out scenario to smooth traffic flow on the school site.

3.2 ADDITIONAL PARKING AREA

The most practical solution is to extend the existing parking area at the school site southwards in the direction of the new playground. Vacant space is available. It is presumed the on-site bays are for purpose of only the school staff. A large parking area opposite the school is also available (probably mainly for use of the school) and surrounded by vacant land, where extension for additional parking space can also be provided.



FIGURE 10: PROPOSED EXTENSION OF CURRENT PARKING AREA

3.3 DROP AND GO FACILITY



Along both verges of Kampeer Road in front of the school site are parallel strips for parking, already in existence. This would be the ideal solution for a drop-off/pick up facility and can also be extended in both directions at both sides of Kampeer Road.

FIGURE 11: PARKING AREA AND PROPOSES PUAG AREA OPPOSITE SCHOOL

3.4 EXISTING BUILDINGS SHOWN ON PLAN

The Surveyor picked up all existing structures at the school site as reflected on the attached Conceptual Site Layout plan

3.5 INPUT FROM AN ENVIRONMENTAL SPECIALIST AND BOTANICAL SPECIALIST:

The 0.9ha portion to be consolidated with the school site is vacant with only a number of scattered Milkwood trees (*Sideroxylon inerme*). Two low lying areas appear at the northern end of the strip.

A botanical study was done by a botanist during September and the NEMA process is currently under way.

3.6 HERITAGE

A heritage specialist has undertaken an NID-type application and the process is currently under way.

4. DEVELOPMENT PROPOSAL

4.1 CONCEPT

To facilitate the subdivision of the neighbouring property for inclusion of 0.9ha into the existing school site, erf 3425, to relief the need for additional playgrounds, the brief from the Province specified the following actions to be undertaken, as set out below:

4.2 APPLICATION DETAILS

The relevant land uses require the following applications:

4.2.1 Subdivision

Application is made in terms of Section 16(2)(d) of the Overberg Municipal Land-Use Planning Bylaw, 2015, is made for exemption of subdivision to subdivide a portion of remainder erf 2430, measuring 23.1936ha, cutting off a portion of 0.9ha.

TABLE 2 : SUBDIVISION PARAMETERS		
ERF NUMBER	ZONING	AREA (HA)
Remainder erf 3424	Open Space Zone 2	14.2928
Portion 1	Community Zone 1	0.9000

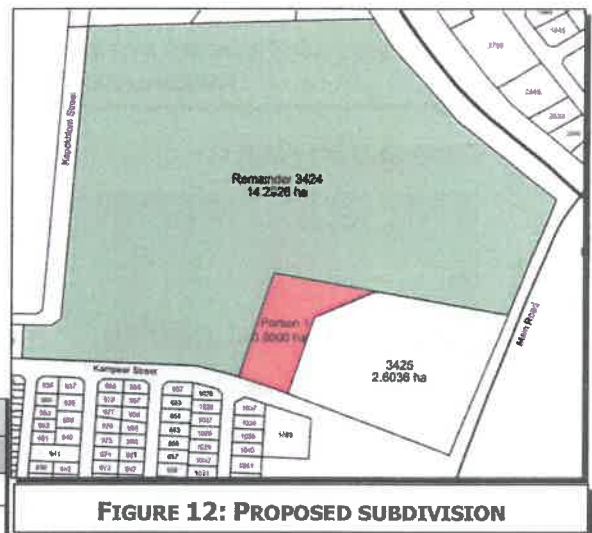


FIGURE 12: PROPOSED SUBDIVISION

4.2.2 Closure of Public Place

Application is made for closure of part of public place in terms of Section 16(2)(n) of the Overberg Municipal Land-Use Planning Bylaw, 2015.

Public open spaces are public domain for their use and enjoyment and depriving them of that right, no matter how noble and generous the reasons may be need to be dealt with sensitively. In built-up areas public open spaces are regarded as valuable, but also more vulnerable as pressures to release such land for other purposes are escalating daily. However, sterilizing a relatively narrow strip of land which forms part of open space along the western boundary of the school site, for school-purposes, would hardly adversely affect the local community. This being for the simple reason that a large section of the sports field is still vacant and available for future development, the fact that approximately 30% of the affected site consists of a low-lying area, most probably mushy during winter months and finally an obvious reluctance from the side of the local residents utilizing the open space most probably due to security reasons. Foot-paths cross-crossing the terrain being shortcuts for pedestrians, seems most probably the most important function of the land.

But finally, and probably most importantly, closing a section of the open space for schooling purpose to allow the school to perform its functions more effectively, purposefully and professionally is purely for a noble course of which the applicant trusts Overstrand will acknowledge the merit of this case.

4.2.3 Rezoning

Application to rezone the above subdivisional portion, in terms of Section 16(2)(a) of the Overberg Municipal Land-Use Planning Bylaw, 2015, is made from Open Space 2 to Community Zone 1.

4.2.4 Consolidation

Application is made for exempted consolidation in terms of Section 16(2)(e) of the Overberg Municipal Land Use Planning Bylaw, 2015, for consolidation of the subdivided portion of remainder erf 2430 with erf 3425 (existing school site).

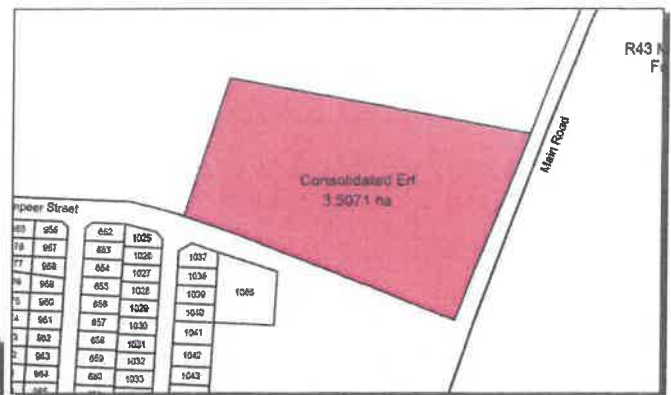


FIGURE 13: PROPOSED CONSOLIDATED ERF

5. SECTION 59 OF THE LAND USE PLANNING ACT (ACT 3 OF 2014), AS WELL AS SECTION 7 OF SPLUMA (ACT 16 OF 2013)

The two documents stated above, contain a number of Land-Use Planning, as well as Land Development Principles regulating development of land under consideration:

These principles are as follows:

Spatial injustice: Dealing with Spatial imbalances of the past, regarding an exclusion of persons from access and use of land.

Spatial sustainability: Promoting the development of land in a feasible and viable way.

Principle of efficiency: Deals with effective and economical use of land and resources.

Good Administration: Involving all government entities for an integrated approach to the use of land.

Spatial resilience: Refers to flexibility in spatial plans and land-use policies, resulting in maximising the exploitation of the potential of a property.

The applicant views none of these elements generally applicable to an application entertaining the nature such as the one under discussion, as no physical development of land is at stake.

6 SERVICES

6.1 IMPACT OF THE PROPOSAL ON MUNICIPAL SERVICES

The impact is assumed to be zero as no new engineering services will be installed or any additional load deposited to the network as the proposal deals with vacant land which will remain undeveloped and only entertains a playground.

6.2 TRAFFIC AND PARKING

The school site enjoys access from Kampeer road which intersects with Van Dyk Road and finally linking with Main Road (R43) which connects Gansbaai with Hermanus and eventually the Cape Metro. Accessibility to the school premises is therefore considered acceptable. On-site parking is reserved for staff members and sufficient vacant land is available to extend this facility if needed. A separate parking area opposite the school serves the public (mainly parents) and also serves as parking facility for busses stationed there during the day which are transporting learners to and from the school. A second entrance point is proposed on the Site Lay-out plan in accordance with the Terms of Reference. Overstrand Planning office advised this is an acceptable arrangement. The request for securing a drop-and-go area had already been dealt with.

Finally, notice should be taken that the proposal of extending the school property to gain access to additional playground space, will not trigger an increase in traffic volume to the school as the addition of land to the school site is for non-academic purposes.

7. LEGISLATIVE FRAMEWORKS

From an overhead planning perspective, the site is subject to the provisions of the following legal documentation: -

7.1 GANSBAAI SPATIAL DEVELOPMENT FRAMEWORK

The framework does not refer to the specific property under discussion and specify its use as Urban Development. Under the heading: *Key Strategic land use proposals for the Gansbaai area*, the plans states that Gansbaai should be protected in terms of its heritage and environmental resources, elements who have no bearing on the extended school playground over erf 3424, except probably for the number of conservation-worthy Milkwood trees appearing on the site.

Worth noting is the fact that a positive outcome of this application will result in the withdrawal of 0.9ha of public open space from land which is earmarked for public recreation and enjoyment and could well be classified as an environmental resource. However, one fails to see how the public can claim they have been deprived of an asset which in effect "belongs" to them while 50% of the unused land is still available for the local authority to set up sporting facilities.

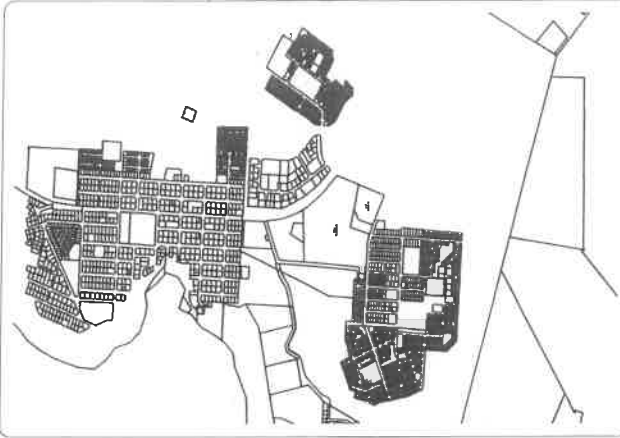
In terms of compatibility with the neighbouring properties, the section of land to be subdivided will eventually carry the same zoning as the school site and also forms as part of the school, thus the status quo remains in terms of the school set-up/sports field still sharing a common boundary as been the case since setting up the school.

8. CONCLUSION

The proposed subdivision, rezoning and consolidation of a portion of remainder erf 2430 with erf 3425, Gansbaai should have no negative impact on its surrounding environment, and the community as a whole. It is also clear the extension of the school premises is not undesirable and the new arrangement only be to the best interest of the operation and functioning of the school and the surrounding areas it serves.

Against this background, we trust the Overstrand will consider the application in a positive light.

Erf	Zoning	Area (ha)
Re/3424	Open Space Zone 2	14.2893
Consolidated Erf	Community Zone 1	3.5071



PROJECT
Gansbaai Academia

DRAWING
Consolidation Plan

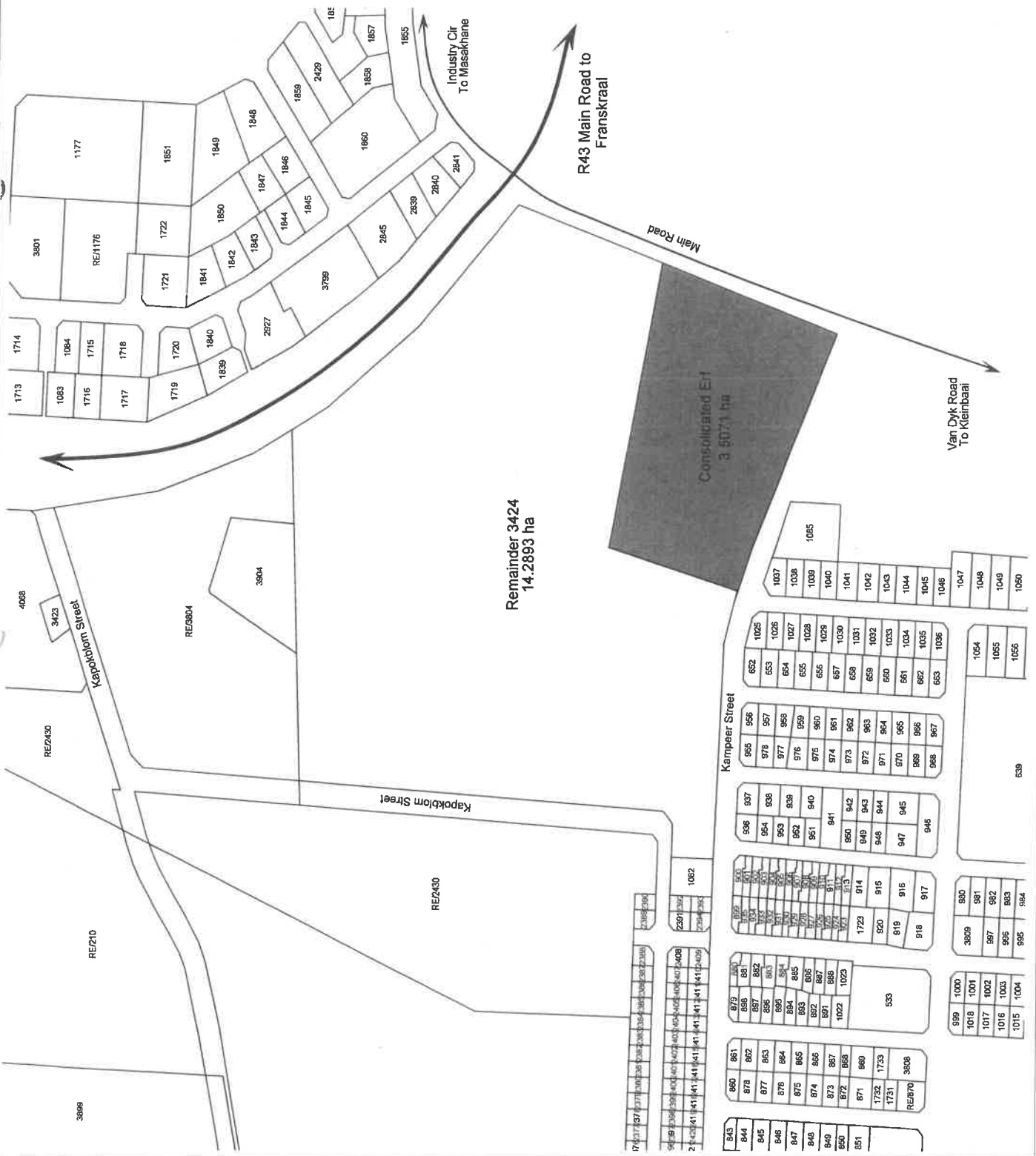
CLIENT
**Western Cape Government
Department Transport and Public Works**

SCALE
1 : 5000 (A4)

APPLICANT
Terraplan
Draaiveld 10
Lindenberg Road
Cape Town 7800

FILE NO
907 - 3

CHECKED: [Signature]
DATE: 2005/02/02



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