

ERF 425, 19 CENTRAL ROAD, PRINGLE BAY: APPLICATION FOR CONSENT USE: INTERACTIVE TOWN & REGIONAL PLANNING (obo HM JOAO)

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a Consent Use in terms of Section 16(2)(o) to accommodate a place of instruction.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus, and at the Betty's Bay Library, Clarence Drive, Betty's Bay. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **5 August 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 425, CENTRALWEG 19, PRINGLEBAAI: AANSOEK OM VERGUNNINGSGEBRUIK: INTERACTIVE TOWN & REGIONAL PLANNING (obo HM JOAO)

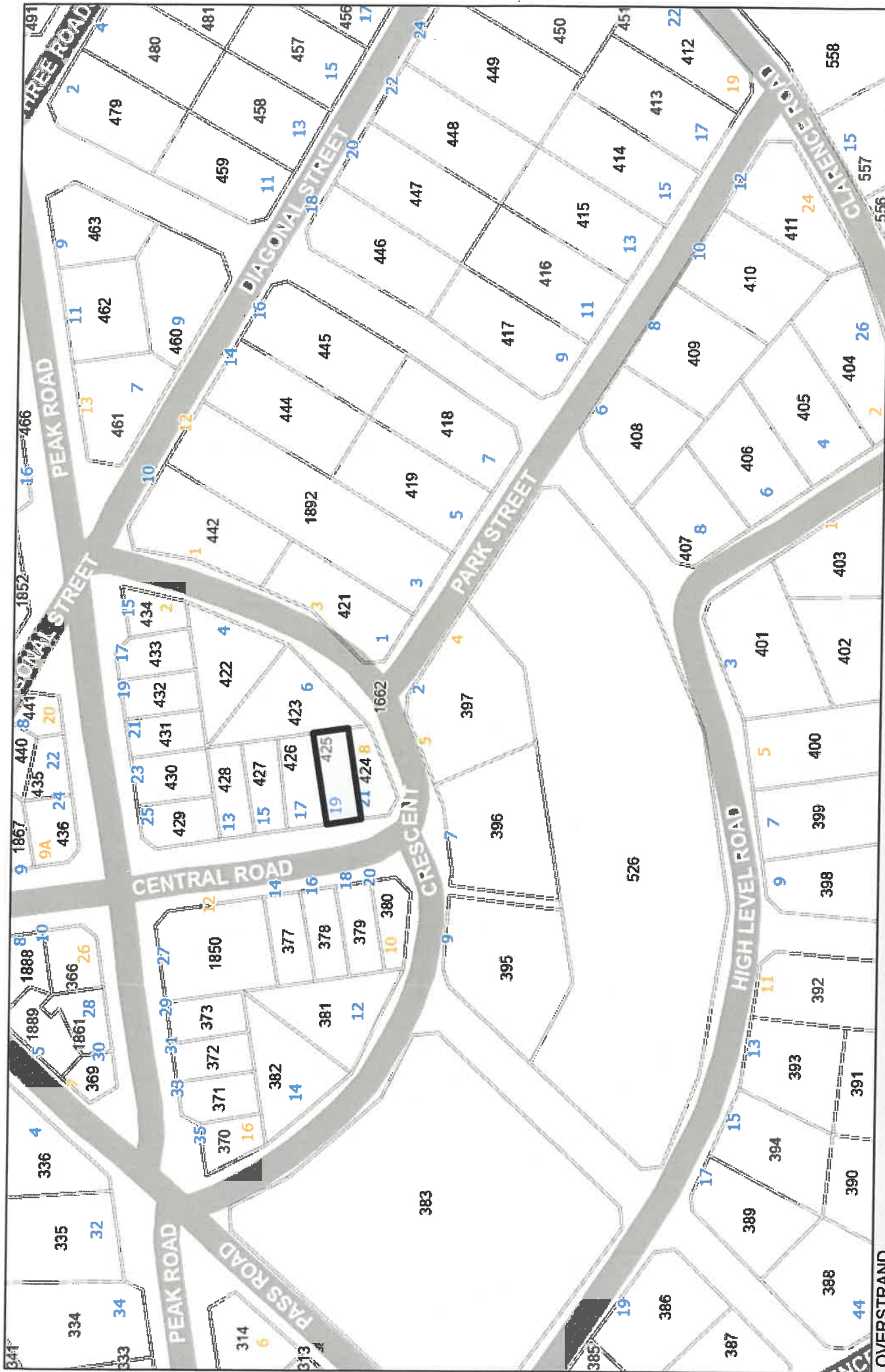
Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om Vergunningsgebruik ingevolge Artikel 16(2)(o) ontvang is, om 'n plek van onderrig te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **5 Augustus 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 425, 19 CENTRAL ROAD PRINGLE BAY: ISICELO SOKUFUMANA IMVUME YOKUSEBENZISA: ABAKWA-INTERACTIVE TOWN & REGIONAL PLANNING (egameni lika HM JOAO)

Kukhutshwa isaziso ngokusekelwe kwiCandelo 48 loMthetho Ohlonyelweyo ka-2020 Womasipala wase-Overstrand Ongokusetyenziswa Nokucetywa koMhlaba kaMasipala (uMthetho kaMasipala), ukuba kufunyenwe isicelo Semvume Yokusebenzisa ngokumayela neCandelo 16(2)(o) ukuze kwenziwe indawo yokufundisela.

linkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe phakathi evekini phakathi ko-08:00 no 16:30 kwiSebe: Loyilo Dolophu 16 Paterson Street, Hermanus. nakwiThala leencwadi laseBetty's Bay, Clarence Drive, Betty's Bay. Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala ngokwezibonelelo zeCandelo 51 neCandelo 52 loMthetho kaMasipala ochaziweyo (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ingadlulanga i-5 **Agasti 2022**, ubhale igama lakho, idilesi neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa ku**Nkszn H van der Stoep** ku **028-313 8900**. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelala iSebe loYilo Dolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.



Locality Map
Erf 425 Pringle Bay

1. Introduction

<p>a. Brief</p> <p>Refer to Annexure B for the Power of Attorney.</p>	<p>Interactive Town and Regional Planning was appointed by the owners of the property Harriet Mary Joao to prepare and submit a consent use application for a for a Place of Instruction on Erf 425, Pringle Bay in terms of the relevant legislation.</p>
<p>b. Background and Application Objective</p>	<p>Over the last few years the urban landscape of many towns has changed and is continuing to change. These changes can be attributed to inter alia the growth and development of technology, migration of people, the pandemic situation and socio-political situations. The impact of these changes has a direct impact on the functioning of towns and subsequently on land-uses.</p> <p>The need for a pre-school child centre in Pringle Bay is considered to be the result of such changed urban landscape.</p> <p>The proposal is for the pre-school childcare centre and after care service is intended to accommodate children within normal business hours between the ages of 4 months and 4 years for approximately 12 children.</p> <p>In terms of the Overstrand Municipal Planning By-Law, 2020 Zoning Scheme a consent use application for a “Place of Instruction” from the Overstrand Municipality will be required to accommodate the proposed pre-school childcare centre and aftercare service.</p> <p>A pre-school childcare centre is generally defined as a place where early childhood programs are offered in which children combine learning with play in a program run by professionally trained adults. Children are most commonly enrolled in pre-school between the ages of three and five, though those as young as two can attend some schools.</p> <p>In terms of the Overstrand Municipal Planning By-Law, 2020 a “place of instruction” means a place for education at pre-school, school or post-school levels (including day care centre, a crèche, a farm school, a nursery school, a primary school, a secondary school, a college, a lecture hall, a university, a research institute, an environmental research or other educational centre) and associated uses such as a convent, a monastery, a public library, a public art gallery or museum or a place of instruction in sport or other physical discipline where the main objective is instruction (as opposed to participation by the public sector as competitions or spectators) but excludes a reformatory, industrial school, commercial conference facility, institution, health centre or in-house business training centre;”</p> <p>and a “day care centre” means a facility for the day care of young children in the absence of their parents and may provide care for more children than are permitted in a creche subject to any applicable legislation, provided that the primary use of the property shall prevail;”</p> <p>The property was previously used as a pre-school.</p> <p>The application objective is thus to obtain the consent from the Overstrand Municipality to operate a “Place of Instruction”.</p>

2. The Application

<p>a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The Conveyancer Monica Korf issued a certificate confirming that <u>no</u> restrictive title deed conditions exist against the proposal on Erf 425 Overstrand to accommodate a "Place of Instruction"</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 425 Overstrand as per the Overstrand Municipality Land Use Scheme, 2020 are summarised as follows:</p>	Parameters	Existing Zoning:	Proposal:	Comments	
	Zoning	Business Zone 3: Local Business	Business Zone 3: Local Business	Consistent	
	Primary Use	Shops, dwelling unit (above ground floor) in accordance with 6.3.2, flats (above ground floor), offices, restaurant, caretaker's accommodation and self-catering.	Offices	Consistent	
	Consent Uses	Place of Instruction, business premises, clinic, conference facility, dwelling unit (on ground floor) in accordance with 6.3.2, flats (on ground floor), town housing in accordance with 6.3.2, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus	Place of Instruction	Application is for a consent use.	
	Coverage	75%	27%	Consistent	
	Floor Factor	1.5	0.27	Consistent	
	Height	8.5m & 2 storeys	1 storey	Consistent	
	Building lines	Street	0m	5m	Consistent
		Side	0m	±1.8m	Consistent
		Rear	3m	±7.4m	Consistent
	Parking	One bay per 10 children plus stop-and-drop facility where a day care centre makes provision for more than 30 children or determined by the Municipality	Approximately 12 children proposed. 2 bays required and 3 bays provided.	Consistent	
<p>c. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.</p> <ul style="list-style-type: none"> a <u>consent use</u> for a Place of Instruction in terms of Chapter IV, Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020. 				

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 425 Pringle Bay	494m ²	T49192/2019	Harriet Mary Joao

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 425 Pringle Bay.

The following Surveyor General Plans reflect the application site:

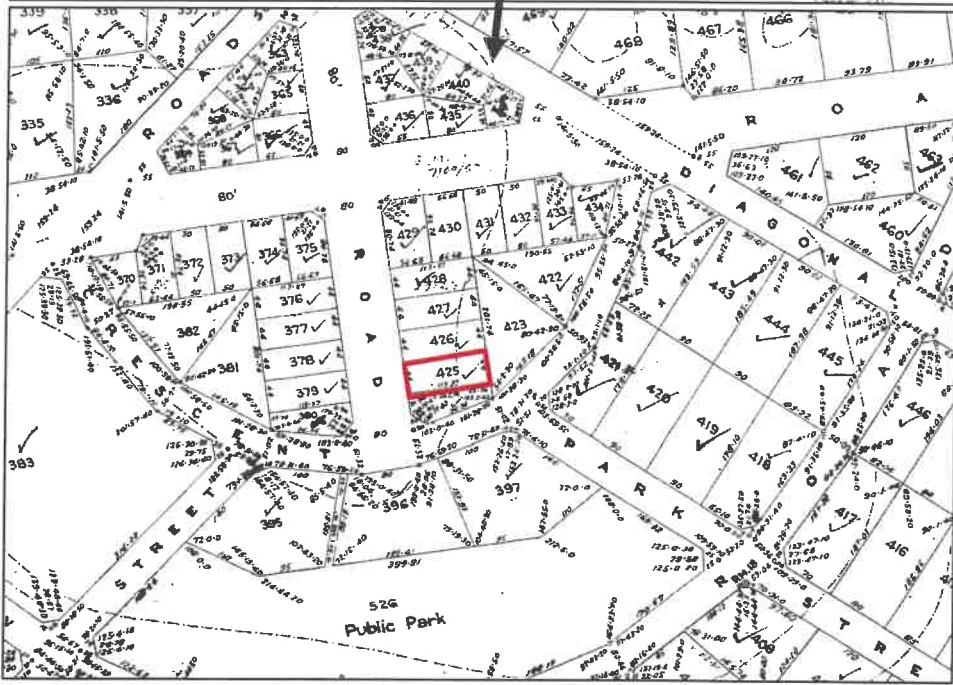
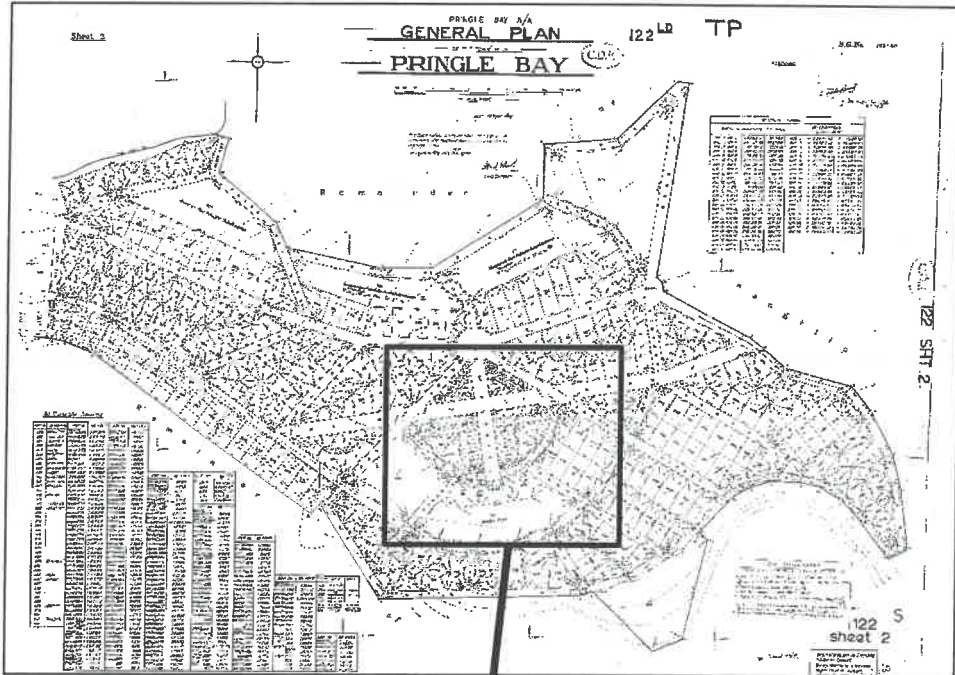


Figure 1: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within the Pringle Bay. Pringle Bay is a coastal town located approximately 3km west of Betty's Bay and 30km west of Hermanus. Pringle Bay predominantly functions as a dormitory residential and holiday village with approximately 20% of the developed residential even permanently occupied.

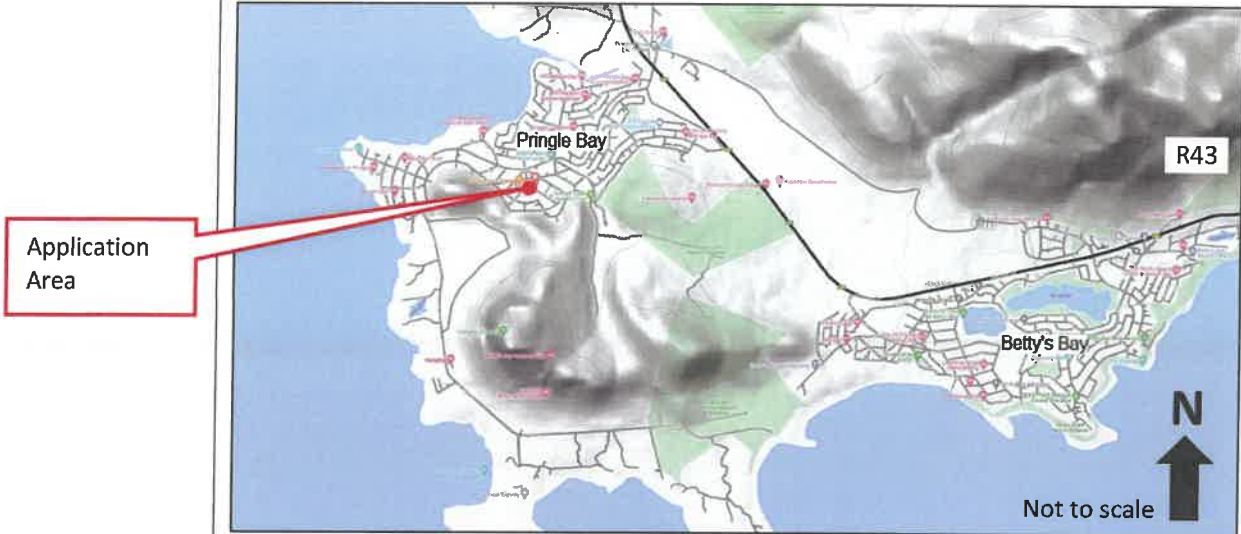


Figure 2: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a business erf within the Pringle Bay business node. The application area is located at number 19 Central Road almost on the southern edge of the Pringle Bay business node

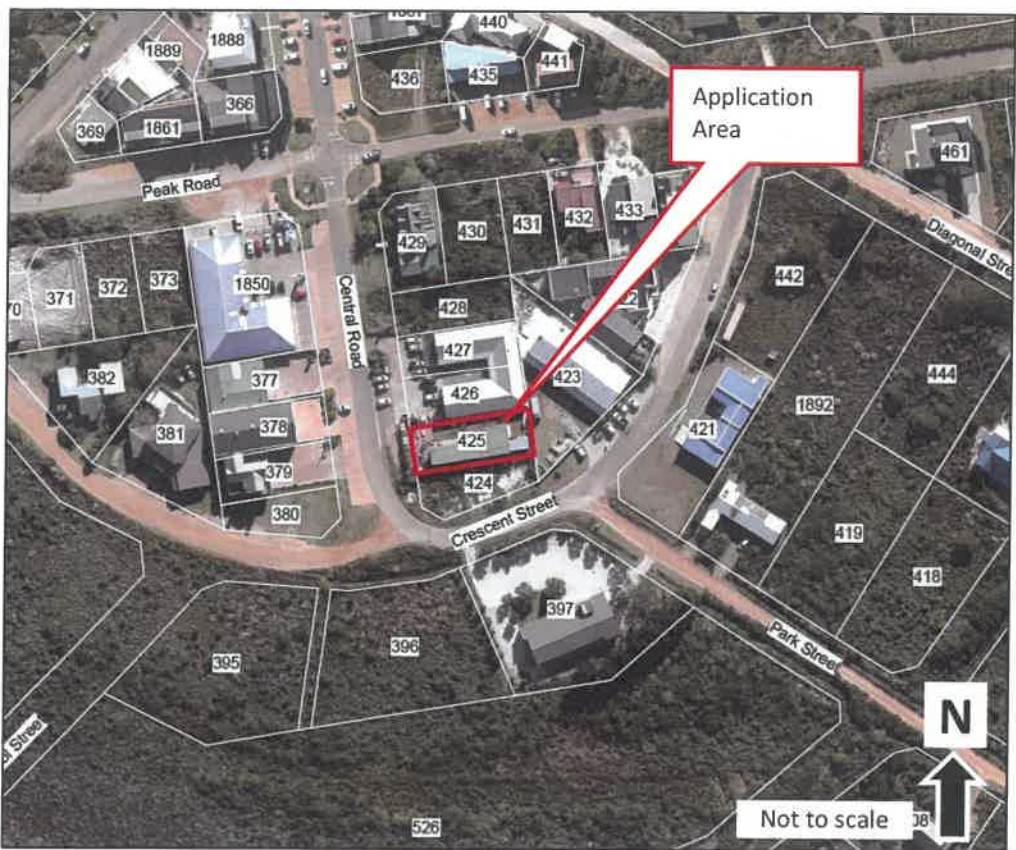


Figure 3: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Overstrand Zoning plan attached as Annexure G.

The application area currently accommodates a business on the property. The immediate surrounding land-uses are business. Within the general area, the land uses include community facilities (a church) and single residential. The application is for a consent use for a Place of Instruction. The application proposal is considered **compatible** with the land-uses of the area.



Figure 4: Google Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Overstrand Zoning plan attached as Annexure H.

The application area, Erf 425, Pringle Bay is zoned Business Zone 3: Local Business. The surrounding erven are zoned Business Zone 3 as well. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.

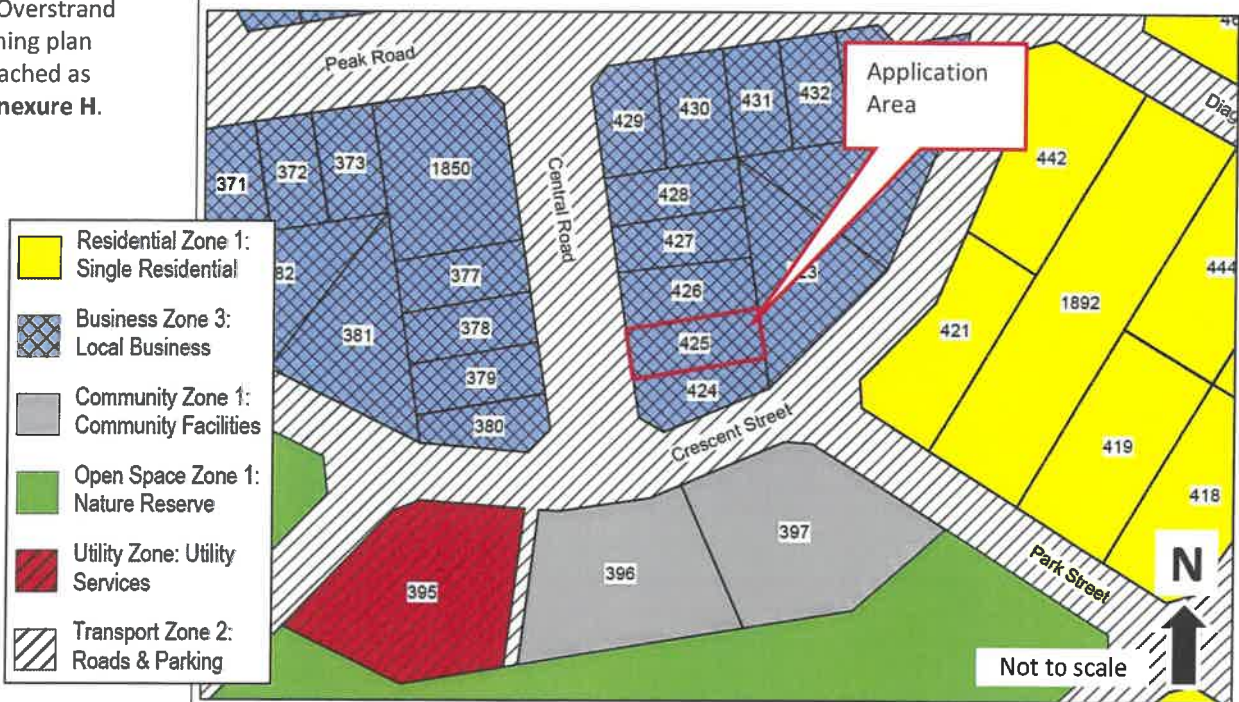


Figure 5: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policy is applicable to the application area.

i. **Overstrand Municipal Spatial Development Framework, 2020**

The application area is within a developed business zone.

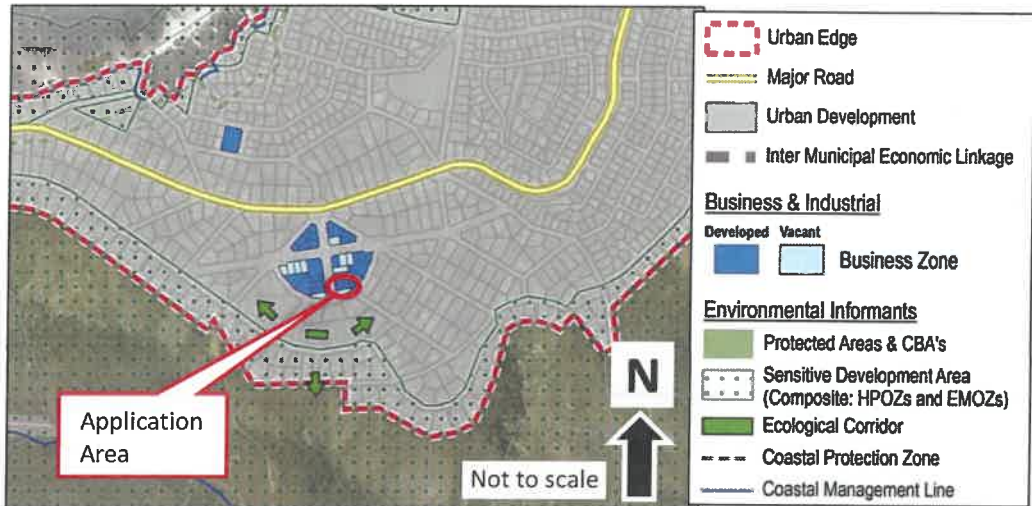


Figure 6: Spatial Development Framework 2020 Spatial Proposals Plan

The application is compatible with the Overstrand Municipal Spatial Development Framework, 2020.

ii. **Overstrand Municipality Growth Management Strategy, 2010**

The application area is within the Pringle Bay business node which has a densification of 10-20 dwelling units per hectare and is an area of local economic opportunity. The application area is within an area that requires urban design guidelines. The application area is indicated to be pre-primary education.

The application area is within Planning Unit 3. In terms of the Overstrand Municipality Growth Management Strategy, 2010 one Pre-primary school is proposed within planning unit 3.

The proposal is for a day care / pre-primary. The application is thus consistent with the Overstrand Municipality Growth Management Strategy, 2010.

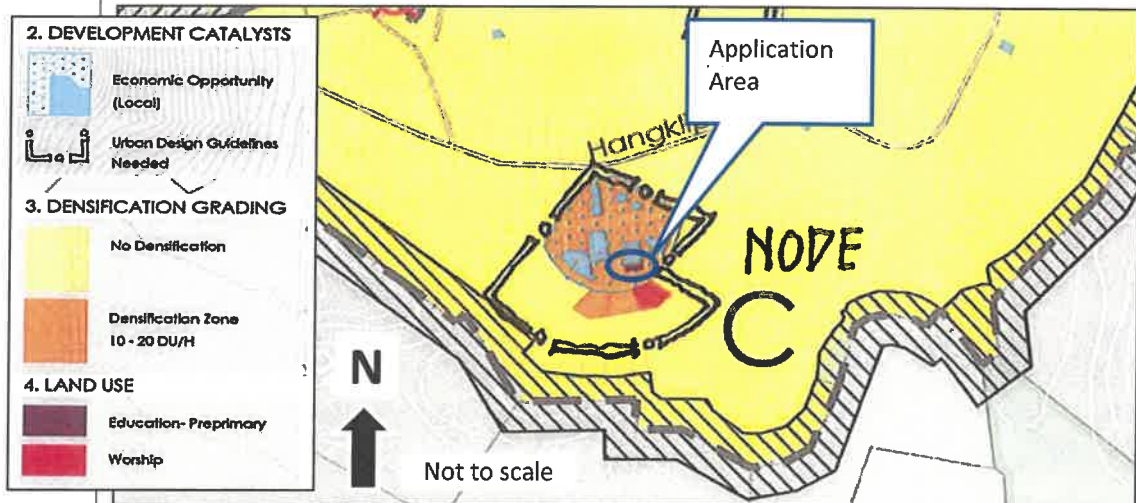


Figure 7: Extract from the Overstrand Municipality Growth Management Strategy, 2010

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

The proposal is for a pre-school childcare centre and after care service in the Pringle Bay business node.

The provision of such a facility forms an integrated part of the functioning of a town. Over the last 5 years it is experienced that working environments have changed substantially with working from home becoming more common phenomenon resulting to changed urban landscapes in towns. These changed urban landscapes are the result of inter alia the development of technology, migration of people, the pandemic situation and socio-political situations. These changes has a direct impact on the functioning of towns and subsequently on land-uses including Pringle Bay.

The need for a pre-school child centre in Pringle Bay is considered to be the result of such changed urban landscape.

The property was previously used as a pre-school.

b. Proposal

The specific proposal is for a childcare centre where care for children is proposed within normal business hours between the ages of 4 months and 4 years which is the ages before pre-school. It is proposed to accommodate approximately 12 children.

The proposal has been confirmed by a market study to serve an important need of the community.

Application is therefore made for a consent use for a "Place of Instruction".

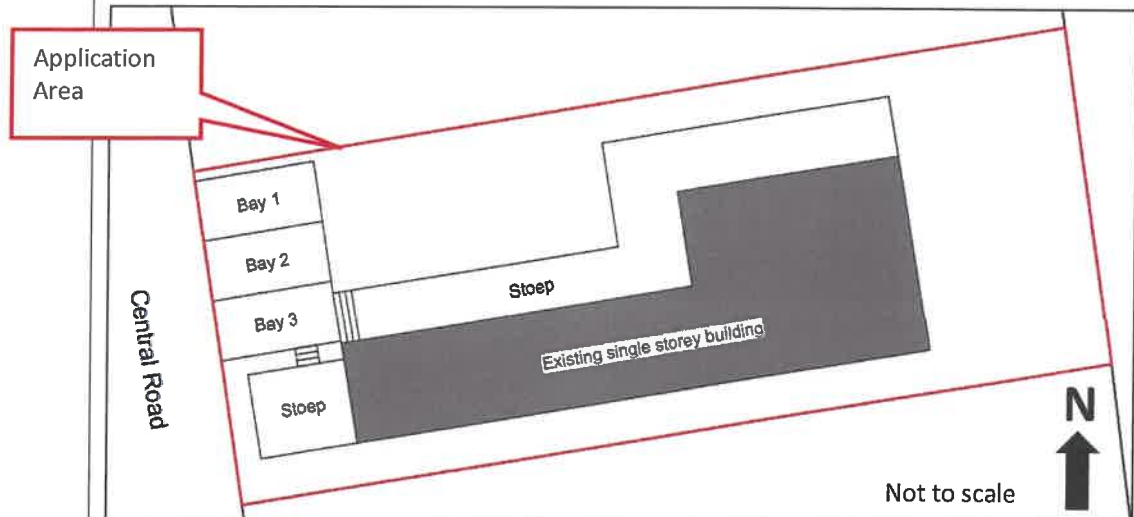
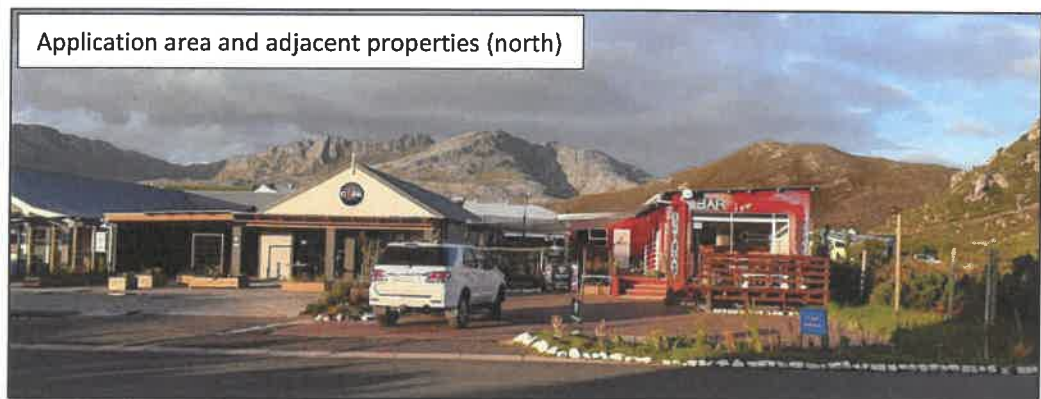


Figure 8: Building plan extract overlays

The following photographs show the application site and surrounding properties.



Properties opposite the road from the application area (western side)



Property behind (east) of the application area (hardware store)



Figure 9: Photographs of the application area and surrounding properties

c. Impact on the area

The application site is located on the southern edge of the business node with a hardware store on the property's eastern side, and vacant stands on its southern and south-western side. South and opposite the road (Crescent Road) from the application site on 19 Central Road, the United Church is located.

On the western side of the application area more businesses are located, consisting of service provision type of businesses.

Directly north and adjacent to the application site a business erf is located where a restaurant is operated from. The restaurant, "The Cork Wine Bar" is described on the web as a restaurant serving breakfasts, lunch, and dinner as well as coffee & cocktails. The operating hours of the adjacent restaurant is from 4pm to 9pm on Mondays and Thursdays, and from 8am to 9pm from Fridays to Sundays. On Tuesdays and Thursdays the restaurant is closed (Source: The Cork Wine Bar's website dated 15 June 2022) . The latter restaurant's kitchen area is facing the application site as shown in the following photographs:



Figure 10: Photographs of the application area and adjacent property

The proposed day care centre is proposed to accommodate approximately 12 children within normal business hours between the ages of 4 months and 4 years which is the ages before pre-school.

The impact; given the layout of the adjacent buildings and its operating hours of the adjacent restaurant, the nature of the businesses and the distances from the adjacent properties; will be limited.

d. Contribution towards Pringle Bay

The provision of a day care centre in Pringle Bay provides the opportunity for people working from home with small children to accommodate and educate their children from a legal facility with professional staff. Such facility enhances the function of the town and the businesses in the town.

Furthermore, based on the Overstrand Municipality Growth Management Strategy, 2010 that at least three Pre-Primary Schools can be justified within Pringle Bay. This figure is based on the Western Cape Provincial standards for the provision of community facilities.

e. Desirability

The application proposal is considered desirable for the following reasons:

- Market researched has confirmed that there is a need for a childcare centre within Pringle Bay since no such facility currently exists. The proposal therefore serves an important need of the community.
- The proposed childcare centre is predominantly for children of working parents of Pringle Bay. The location of the application area within the Pringle Bay business node is therefore conveniently located.
- The proposal will create employment and will allow for parents of young children to work, thus contributing positively to the economy of Pringle Bay.
- The application area was previously a pre-school. The proposal is for a childcare centre for children of 4 months to 4 years (before pre-school). The proposal is similar to a previous land use on the property.
- Pringle Bay does not have schools of a dedicated community facility node. The proposal is for a childcare centre which is a community facility which is compatible with the land uses of a business node.
- The Growth Management Strategy identified the application area for Education Pre-primary. The proposal is for a childcare centre which is consistent with the Growth Management Strategy.
- The proposal is in accordance with the relevant spatial planning legislation for the area.
- According to the Western Cape Noise Control Regulations, 2013, the unamplified human voice is not considered as a 'disturbing noise'. Any potential noise will therefore not be considered a disturbing noise.
- The proposal is located within the Pringle Bay business node. Noise allowances are higher in business districts than urban districts without business in terms of Table 2 of SANS 10103:2008. A childcare centre will therefore have less of a potential noise impact within the business node than within a residential area. The proposal is therefore optimally located.
- Approximately 12 children are proposed to be accommodated on the application area, therefore limiting the scale and potential impact of the proposal.
- Parking requirements will be complied with. Two bays are provided and three bays will be provided.
- Health and safety requirements will be complied with and appropriate health safety measures will be implemented.
- This application does not include any structural changes and is limited to a consent use for a place of instruction.

f. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal will not have a direct effect on the perpetuation of past apartheid spatial development imbalances as the proposal is for a consent use for a Place of Instruction. The services proposed will be equally available.

The application proposal is **consistent** with **spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposal is for a place of instruction within an existing building within the urban edge. Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

The application proposal can thus be deemed to be **spatially sustainable**.

- 3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposal is within the Pringle Bay business node which is central within Pringle Bay and conveniently located to those that require the proposed services.

The application proposal is **consistent** with the **efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

In order for communities to be spatially resilient, they must be able to serve the needs of the communities. The application for the consent use for the place of instruction will serve the needs of the community and contribute to the economy of Pringle Bay and is therefore considered spatially resilient.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

Possible results of the development

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities. Furthermore, the application proposal is considered to be the optimal use of the application area and caters for the needs of the community.

It is therefore recommended that the application **be approved**:

- a consent use for a Place of Instruction in terms of Chapter IV, Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.

Site Plan

A4 Scale 1 : 200

PROJECT

Erf 425 Pringle Bay

TITLE

Site Plan



Application Area



INDENTIFY

INTERACTIVE TOWN & REGIONAL PLANNING MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, WITH REGARD TO THE ACCURACY, COMPLETENESS, RELIABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE OF ANY INFORMATION, DATA, OR MATERIAL OR CONSULTANT DRAWINGS, WITH OR ARISING OUT OF THIS DATA. THE DATA REMAINS THE SOLE PROPERTY OF THE CLIENT AND MAY ONLY BE USED FOR THE PURPOSES INTENDED WITH THE PROJECT WITHOUT THE WRITTEN APPROVAL OF THE CLIENT.

CLIENT

DRAWN BY

Checked

DATE

23/06/07

SCALE (S/A)

1:200

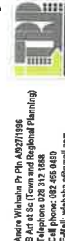
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InterActive Town & Regional Planning



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