



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15747 (TP386/2023)

Our File Reference Number: Farm 510/56, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL

Sir/Madam

APPLICATION FOR A CONSENT USE FOR A TOURIST ACCOMMODATION ESTABLISHMENT ON FARM 510/56, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipality Land Use Planning Bylaw, 2023 on Farm No. 510/56, Stellenbosch Division:
 - 2.1.1 In terms of Section 15(2)(o) of the said bylaw for a consent use to establish a tourist accommodation establishment, in the main dwelling, second dwelling and four (4) cottages on Farm No. 510/56, Stellenbosch Division.
 - 2.1.2 In terms of Section 15(2)(o) of the said bylaw for consent use for a tourist facility, to use a covered patio and outside garden area of the main dwelling, as a function venue.

BE APPROVED in terms of Section 60 of the said Bylaw for the following reasons:

3. The approval is subject to the following conditions imposed in terms of Section 66 of the said Bylaw:
 - 3.1 The approval only applies to the proposed applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

- 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 3.3 The subject development be restricted for the exclusive use of the main dwelling (4-bedrooms), second dwelling (3-bedrooms) and the 4 cottages (10-bedrooms) to be used as a 17-bedroom tourist accommodation establishment.
- 3.4 That no new main dwelling, second dwelling or cottages be constructed onsite and should the need arise for the onsite residential accommodation of the owners and their families or employees, the existing approved buildings revert back to its original use.
- 3.5 Only the existing undercover patio ($\pm 100\text{m}^2$) and $\pm 500\text{m}^2$ garden space around the main dwelling be used as a tourist facility (function venue) for ± 50 guests, as per Site Development Plan; dated February 2022 and drawn by R.chitect Studio attached as **ANNEXURE B**.
- 3.6 The operating hours of the function venue not start before 07:00 and extent beyond 24:00 on any day.
- 3.7 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).
- 3.8 Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 3.9 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- 3.10 Conditions imposed by the Infrastructure Services Department as contained in the memorandums dated 01 August 2024 attached as **ANNEXURE E**, be complied with.
- 3.11 Building plans, generally within accordance with Site Development Plan; dated February 2022 and drawn by R.chitect Studio and (b) Building Plans; Project Number 2225, Sheet No PA-001, 002 & 003, dated 2022-09-20 and drawn by R.chitect Studio attached as **ANNEXURE B**, be submitted and approved by the Municipality, prior to the commencing of any building works, for all changes of use, including internal alterations, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

- 3.12 Sufficient on-site parking at all times be provided in accordance with the provisions of the Zoning Scheme Bylaw and as illustrated on the site plan (See **ANNEXURE B**) to the satisfaction of the Municipality.
- 3.13 The future agricultural activities as indicated on the site plan in **ANNEXURE B** be implemented.
- 3.14 The payment of a contravention penalty in accordance with the approved Council Tariffs within 30 days from this approval being issued for the unauthorized utilization of the main dwelling, the second dwelling and four (4) cottages in pursuance of facilitating the approval of the land use activity and before the submission of building plans.

4. The reasons for the above decision are as follows:

- 4.1 The facilities will not detract from the functionality and integrity of the surrounding farming practices and landscapes and the existing buildings is considered to be of an appropriate scale and form.
- 4.2 It will generate positive socio-economic returns, and will not compromise the environment or the ability of the municipality to deliver on its mandate.
- 4.3 The shared parking area and access road will contribute to efficient management of the tourism accommodation, function venue and access control to the property.
- 4.4 The objective of the development proposal is not to detract from the farm's agricultural classification, but to promote and enhance agricultural sustainability and use of the property by introducing the proposed uses as supplementary and compatible uses to the current and future use of the land.
- 4.5 Favourable consideration of the subject applications will not compromise this municipality's mandate to make future decisions of similar nature and locality.
- 4.6 The proposed development does not contradict the overall vision, strategic objectives, or principles outlined in the Stellenbosch Municipality's approved Spatial Development Framework and purpose of the subject Agriculture and Rural Zoning category.

5. Matters to be noted:

- 5.1 No directional signage be erected without the prior approval of the Provincial Roads Engineer and the Municipality.
- 5.2 All electrical requirements be directed to Eskom.

5.3 A required business and liquor licenses be applied for where required.

5.4 The existing store/stables adjacent to the 4 cottages on Building Plans; Project Number 2225, Sheet No PA-001, dated 2022-09-20 and drawn by R.chitect Studio attached as **ANNEXURE B**, which has been converted into tourist accommodation (1 bedroom), and did not form part of this application, must revert back to its original use, considering that this is new and will exceed number of allowable dwellings on the subject property.

5.5 Should, after following due process –

5.5.1 The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

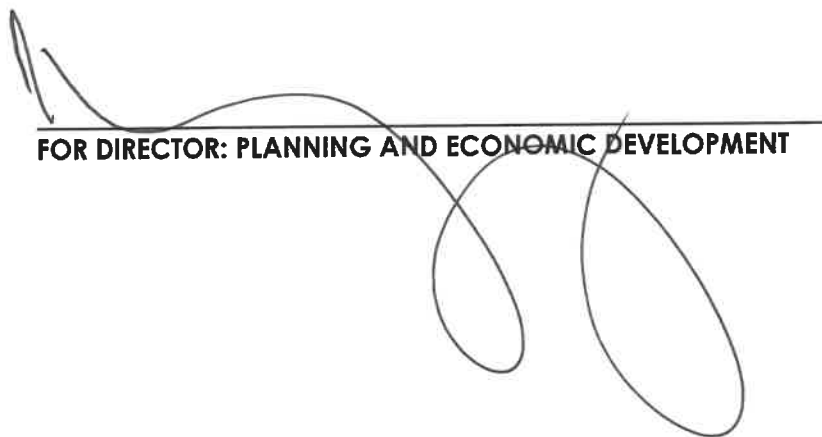
5.5.2 The operational use be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

5.5.3 The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za**
9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za or 021- 808 8684.
11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

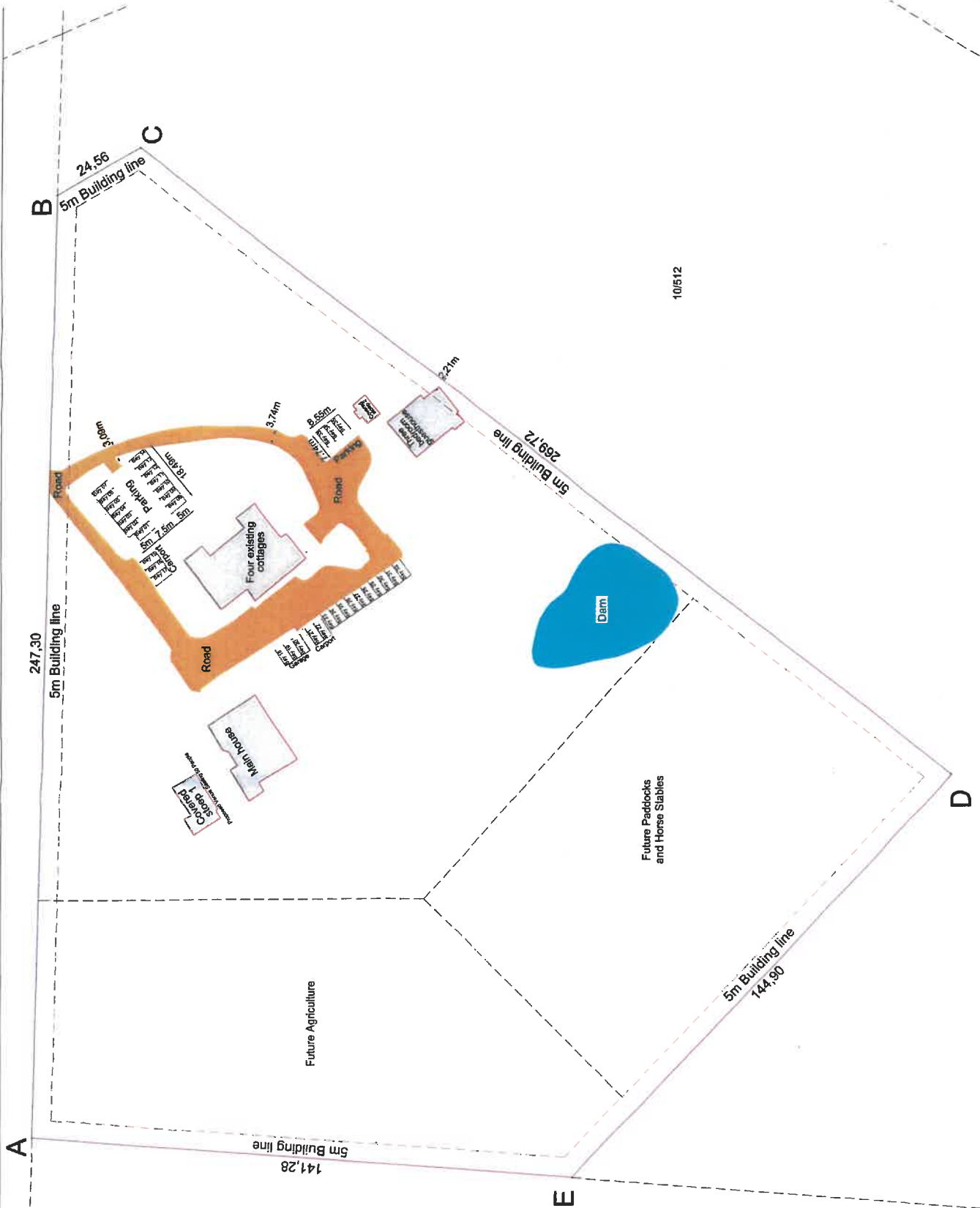
28/10/2025
DATE

COPIES TO:

[REDACTED]
[REDACTED] [Email: Brand](#) [REDACTED] [@ms](#)

ANNEXURE B:

Site Development and Building plans



Date: February 2022	System: WGS84 Lot19
Contours: n/a	Scale 1:500 @ A1
Caveat	
Cadastral data is approximate and must be verified by survey.	
Notes: All measurements are given in metres	

SITE DEVELOPMENT PLAN

Portion 56 of The Farm Blaauw Klip No. 510 Stellenbosch

R.chitect Studio
152 Dorp Street
Stellenbosch

Rochelle Dierksen
Director
21/02
083 314 1684

Based on Drawing received from R&B Geomatics Inc.
Professional Land Surveyors

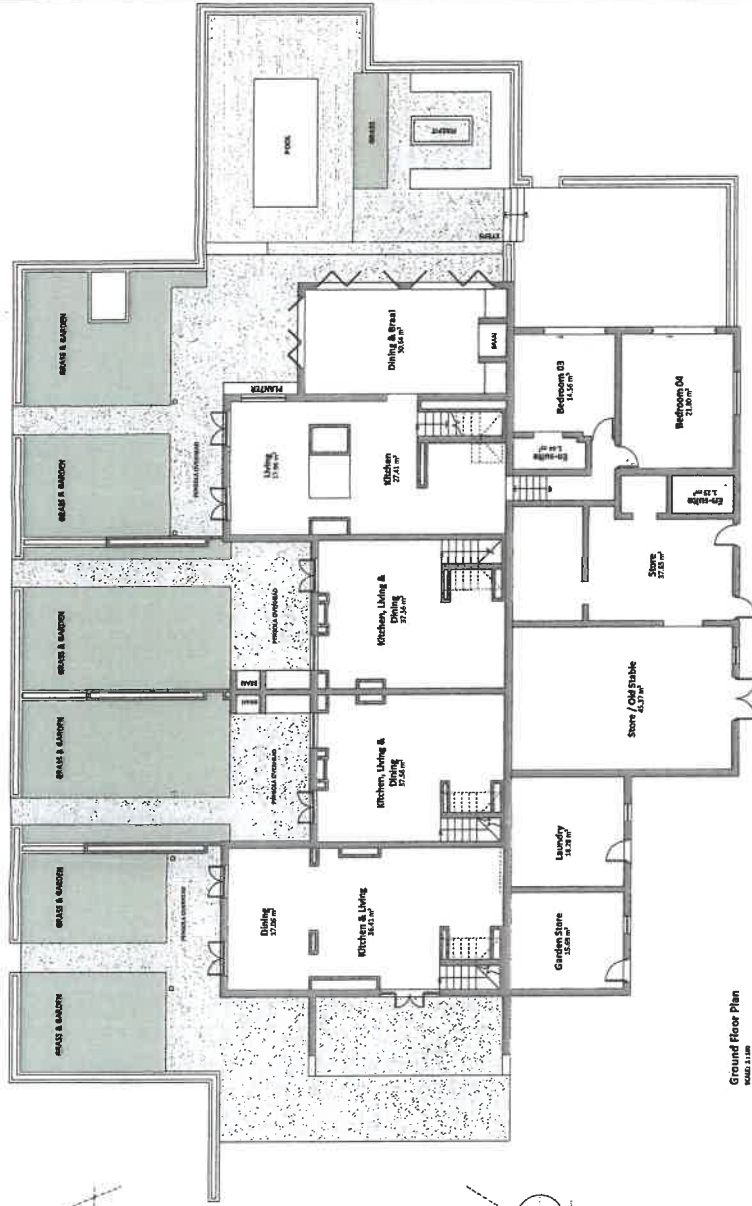
R

R.CHITECT
STUDIO

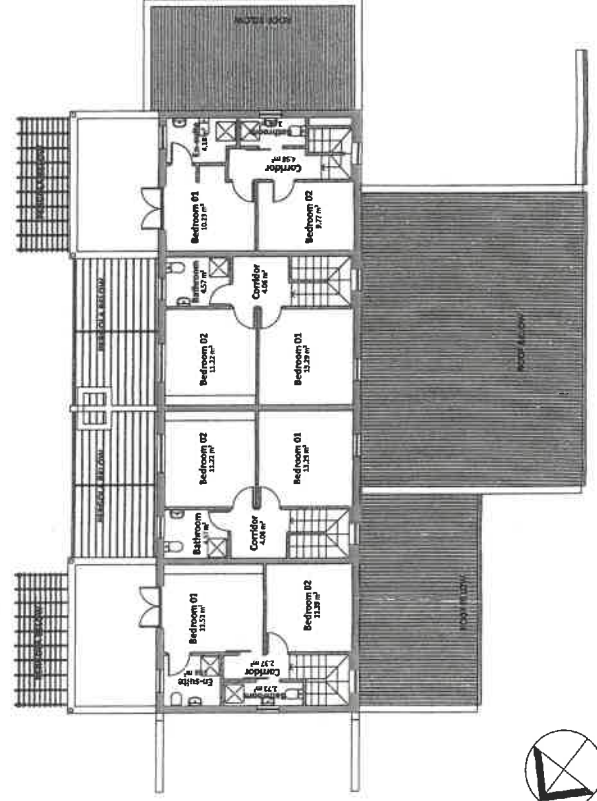
Number of Parking Bays:
35 Bays @ 2.5m x 5m

Notes:
1. The Figure ABCDE represents portion 56 of the Farm Blaauw Klip No. 510 Stellenbosch.
2. Cadastral beacons must be verified by actual survey.

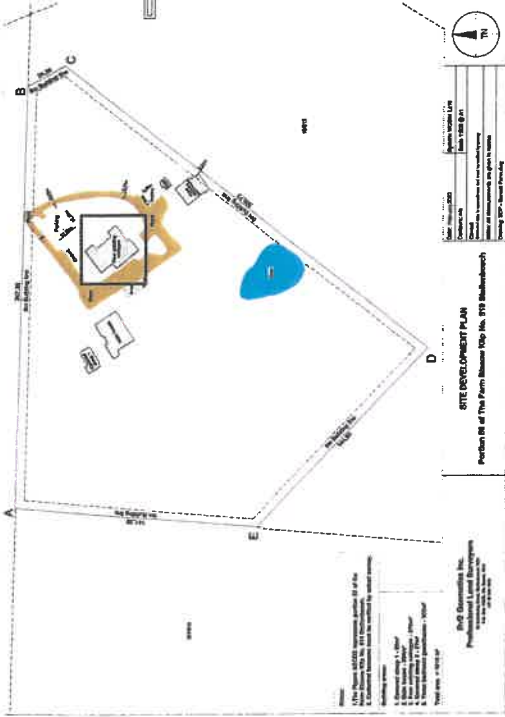
- Building areas:
- Covered stoep 1 - 99m²
(Proposed Function: Venue - Seating 20 People)
 - Main House - 324m²
 - Four existing cottages - 379m²
 - Covered stoep 2 - 27m²
 - Three bedroom guesthouse - 186m²



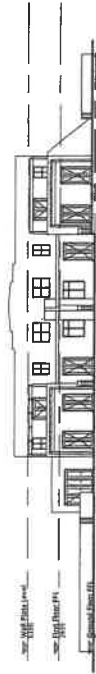
Ground Floor Plan
SCALE: 1 : 100



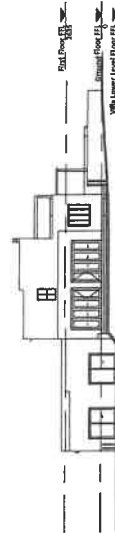
First Floor Plan
SCALE: 1/8" = 1'-0"



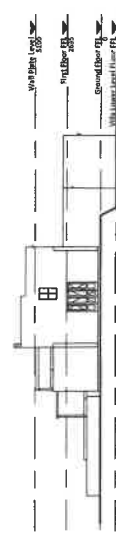
CONTEXT DIAGRAM



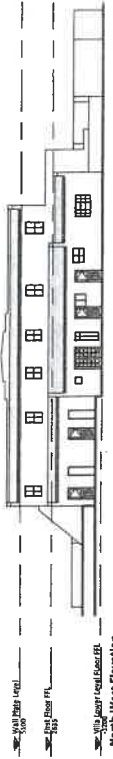
North East Elevation



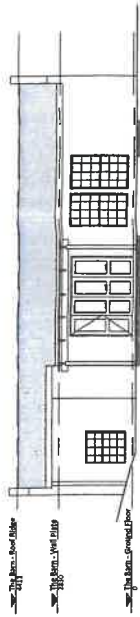
South East Elevation



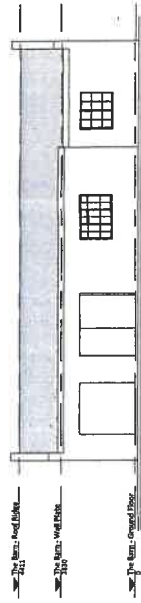
South West Elevation



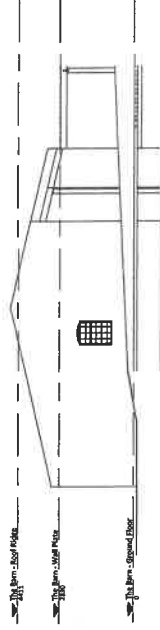
SCALE: 1:2000



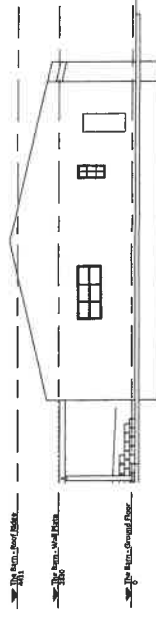
THE BARN - Front Elevation



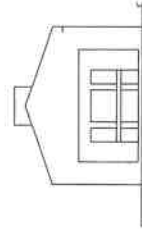
THE BARN - Rear Elevation



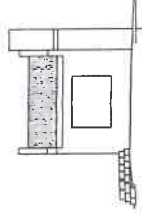
THE BARN - Side 01 Elevation



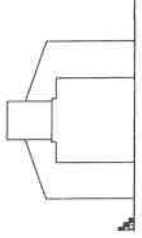
THE BARN - Side 02 Elevation



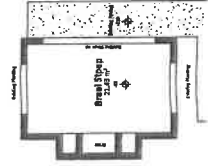
BRAAI STOEP - Front Elevation



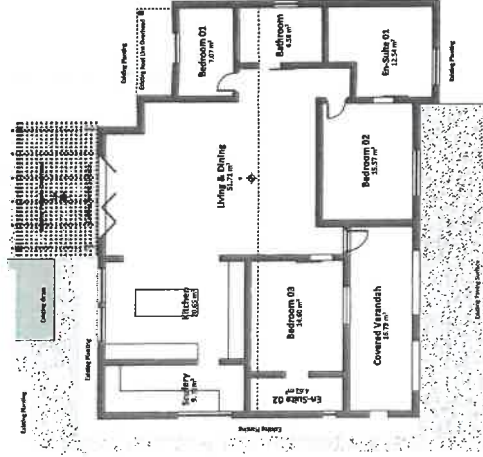
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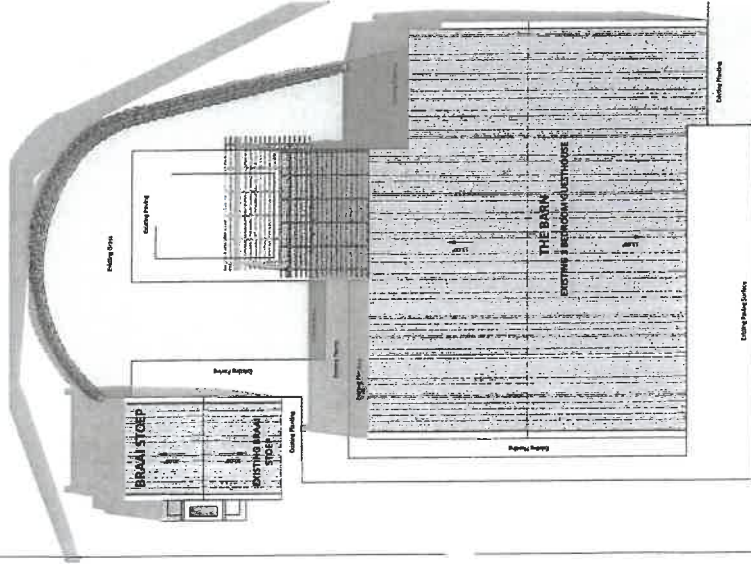
BRAAI STOEP - Rear Elevation



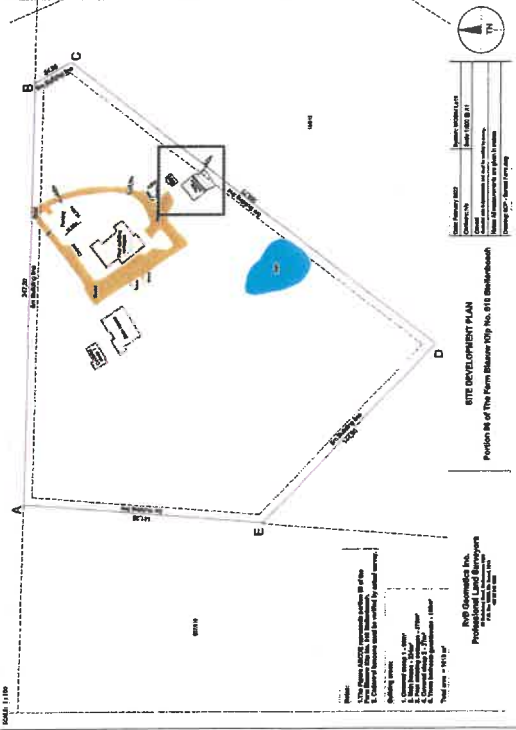
BRAAI STOEP - Ground Floor



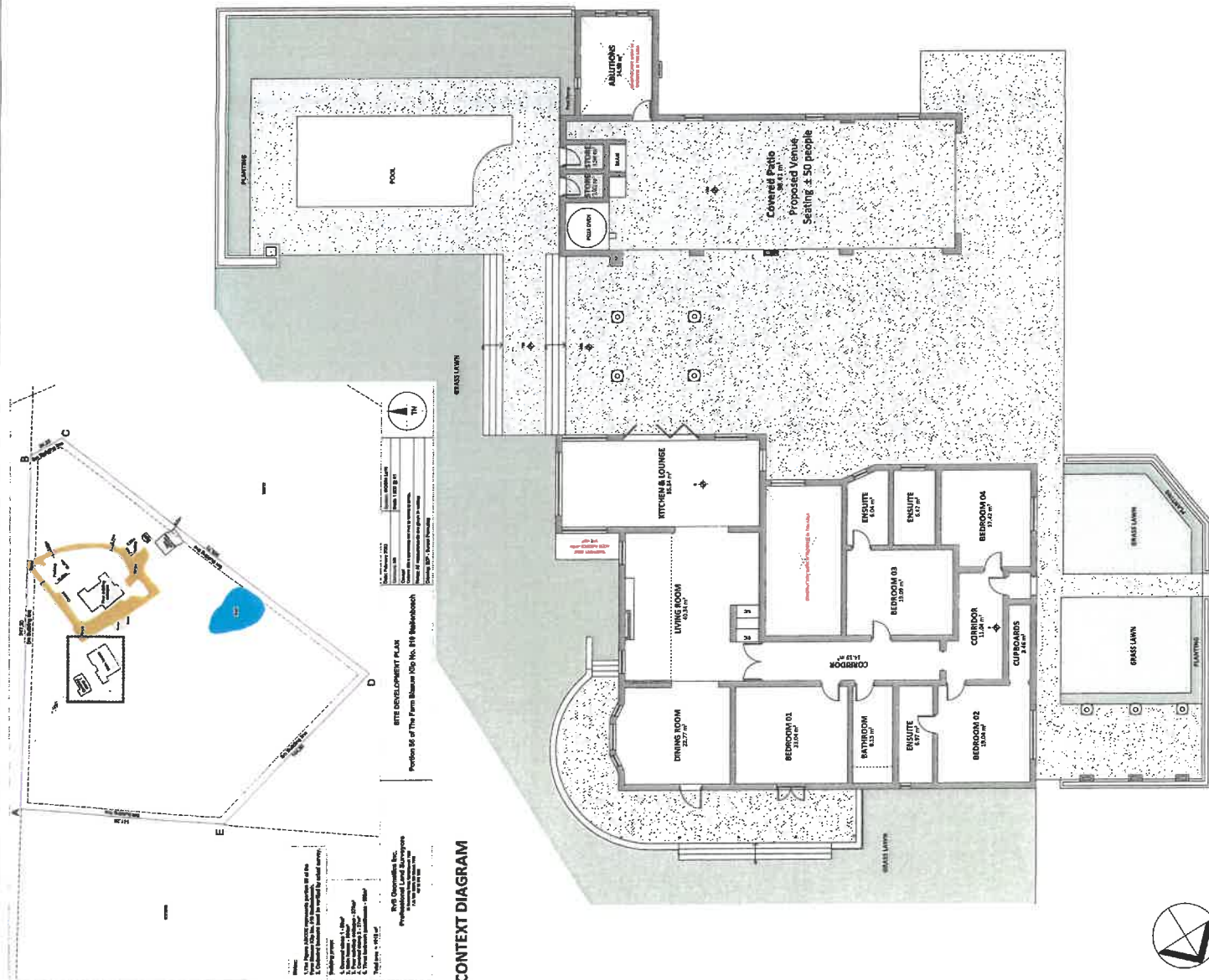
THE BARN - Ground Floor



ROOF PLAN



CONTEXT DIAGRAM



CONTEXT DIAGRAM

Main House and Covered
Patio (Proposed Venue)[illegible]

ANNEXURE E:

Comments from Directorate Infrastructure Services



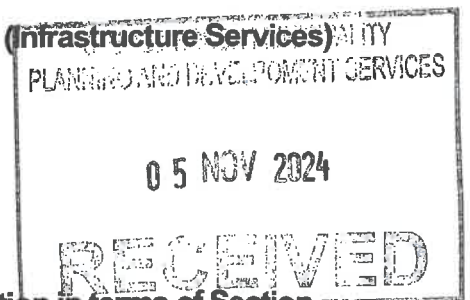
STELLENBOSCH MUNICIPALITY
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MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag: Bulelwa Mdoda
From ▫ Van: Principal Technician: Development (Infrastructure Services) MUNICIPALITY
Author ▫ Skrywer: Kurt Titus
Date ▫ Datum: 01 August 2024
Our Ref ▫ Ons Verw: Civil LU 2555
Town Planning Ref: LU/15747 – TP386/2023
Re ▫ Insake: Farm 510/56, Stellenbosch: Application in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-law (2015) to allow for the following on Farm No. 510/56, Stellenbosch: Consent use to use existing building (Main house, converted barn to cottages and converted store to a dwelling) as 17-bedroom tourist accommodation establishment and Consent use to use an existing patio of $\pm 100\text{m}^2$ next to the main dwelling and $\pm 500\text{m}^2$ ceremonial outside areas for a tourist facility to operate a function venue with maximum seating capacity of 50 seats (seating only under covered stoep area).



The application is recommended for approval.

- Civil Engineering services**
No objection

FILE NR:	OUTGOING POST
510/56/21	
SCAN NR:	
COLLABORATOR NR:	776SS6

✍

2. Development Charges (DCs)

- 2.1 The following DC's are payable: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on subsequent applications ie building plans.
- 2.2 The DC's were calculated by using the 2024/2025 tariff structure. If DC's are paid after 30 June 2025 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.
- 2.3 The appropriate DC's are payable before building plan approval.

*K Titus***Kurt Titus****Principal Technician: Development (Infrastructure Services)**

Z:\2.0 DEVELOPMENT\01 Land Use applications\2555 (Ku) Farm 510-56 Stellenbosch (LU-15747 TP386-2023)\2555 () Farm 510-56 Stellenbosch (LU-15747 TP386-2023).doc

OK



Stellenbosch Municipality

Development Charge Calculation



APPLICATION INFORMATION	
Application Number:	2555
Development Name:	Sunset Farm
Date:	24 July 2024
Financial Year:	2024/2025
Erf Location (Select from 7 Locations):	Stellenbosch Town
Erf Region (Select Urban or Rural):	Rural
Erf No. / Farm No.:	FARM 510/56
DC Parameters Reference:	DC Calc_ LU 2555_Motivational Report_ ARC Town Planners_ R.Muller Page 4 & 5

SUMMARY OF DC CALCULATION							
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Totals
Unit(s):	kl/day	kl/day	ha-C	t/week	trips/day		
Total Increased Services Usage:	4.99	3.76	0.072	0.325	52.5		
Total Service Usage Reduction:	0	0	0	0			
Total Service Usage after Reduction:	4.99	3.76	0.07200	0.325	26.3		
Charges before adjusting for positive only, before Deductions	R -	R -	R -	R 33 410.00	R 350 628.84	R 384 038.84	R 432 236.31
Charges adjusted for positive only, before Deductions	R -	R -	R -	R 33 410.00	R 350 628.84	R 384 038.84	R 432 236.31
Total Deductions:	R -	R -	R -	R -	R 175 314.42	R 175 314.42	R 175 314.42
Total Development Charges Payable (excluding VAT):	R -	R -	R -	R 33 410.00	R 175 314.42	R 208 724.42	R 256 921.89
VAT:	R -	R -	R -	R 5 011.50	R 26 297.16	R 31 308.66	R 38 538.28
Total Development Charges Payable (including VAT):	R -	R -	R -	R 38 421.50	R 201 611.58	R 240 033.09	R 285 460.18

APPLICANT INFORMATION	
Application Processed by:	Kurt Titus
Signature:	
Notes:	Credit for existing second dwelling and single residential house (Approved building plans to be submitted)

Stellenbosch Town

Land Use Category	Unit Type	Existing Usage		Proposed New Usage		Increased Usage	Development Charge Level (at VAI 1)										Total			
		Area (m2)	Unit Amount	Payoff	Area (m2)		Unit Amount	Result	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community					
Residential	Single Residential >1000m2	du						R	-	R	-	R	-	R	-	R	-	R	-	-
	Single Residential >500m2	du		1				R	-	R	-	R	-	R	-	29 484.14	-	16 217.25	-	45 701.39
	Single Residential >250m2	du						R	-	R	-	R	-	R	-	-	-	-	-	-
	Single Residential <250m2	du						R	-	R	-	R	-	R	-	-	-	-	-	-
	Second Dwelling	du		1				R	-	R	-	R	-	R	-	15 857.59	-	16 217.25	-	31 188.84
Accommodation	Less Formal Residential	du						R	-	R	-	R	-	R	-	-	-	-	-	-
	Group Residential	du						R	-	R	-	R	-	R	-	-	-	-	-	-
	Apartments	du						R	-	R	-	R	-	R	-	-	-	-	-	-
	Retirement Village	du						R	-	R	-	R	-	R	-	-	-	-	-	-
	Old age home	du						R	-	R	-	R	-	R	-	-	-	-	-	-
Commercial	Student Accommodation/Commune/Hostels	rooms						R	-	R	-	R	-	R	-	-	-	-	-	-
	Guest House	rooms						R	-	R	-	R	-	R	-	-	-	-	-	-
	Converted Guest House	rooms					17	R	-	R	-	R	-	R	-	241 877.17	-	68 923.32	-	310 800.49
	Hotel, Residential	rooms						R	-	R	-	R	-	R	-	-	-	-	-	-
	General Business	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
Industrial	Office	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
	Retail/Shop	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
	Restaurant	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
	Outdoor Function / Picnic Area	persons						R	-	R	-	R	-	R	-	-	-	-	-	-
	Conference Facility/Place of assembly	m2 GLA					50	R	-	R	-	R	-	R	-	176 195.40	-	11 708.65	-	203 324.05
Non demand	Hospital/Clinic/Medical Rooms	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
	University/College	student						R	-	R	-	R	-	R	-	-	-	-	-	-
	School/Day Care	student						R	-	R	-	R	-	R	-	-	-	-	-	-
	Industrial - light	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
	Industrial - heavy	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
Other	Warehousing/Light Manufacturing	m2 GLA						R	-	R	-	R	-	R	-	-	-	-	-	-
	Storage Facilities	unit						R	-	R	-	R	-	R	-	-	-	-	-	-
	Open Space/Natural Environment/Utility site	ha						R	-	R	-	R	-	R	-	-	-	-	-	-
	Roads and Parking	ha						R	-	R	-	R	-	R	-	-	-	-	-	-
	To be calculated	n/a						R	-	R	-	R	-	R	-	-	-	-	-	-
(Based on equivalent demands)		n/a						R	-	R	-	R	-	R	-	-	-	-	-	-
Total Area:		0						Total Area:												0

Deduct	Charges before adjusting for positive only, before Deductions																				R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-	R	-
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