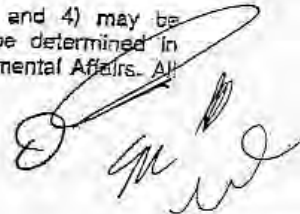


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- 4.7.2 Signalisation must be provided at the Main Road/Berg en Gee Intersection and any of the above-mentioned Intersections as warranted by the South African Traffic Signs Manual.
- 4.7.3 Sight distances on the inside of the horizontal curve on Fairways Avenue just north of the Intersection of Musson Street must be improved.
- 4.7.4 A program for implementation and a conceptual design for the proposed improvements on Main Road must be submitted to the Department of Economic Affairs, Agriculture and Tourism: Transport Branch before the first phase of the project is undertaken.
- 4.7.5 A detailed investigation must be undertaken regarding the present access to the golf course, to the satisfaction of the Council and the Department of Economic Affairs, Agriculture and Tourism: Transport Branch. All the findings of this investigation must be implemented.
- 4.7.6 That the development on Precinct 2 only commence once the investigation regarding the possible realignment of Fairways Avenue in order to improve traffic flow by the elimination of the stop street at Moffat Street, is finalised. The final extent and boundaries of Precinct 2 should only be determined after the investigation has been finalised.
- 4.7.7 Council must endeavour to utilise the profits generated by the development for the early planning design and implementation of the following transport projects as identified in the Greater Hermanus Sub-Regional Spatial Development Framework (SDF):
- 4.7.7.1 The CBD relief road.
  - 4.7.7.2 The TR28/1 parallel relief road/activity spine.
  - 4.7.7.3 Mountain Drive Bypass.
  - 4.7.7.4 An arterial management plan for Seventh Street, Voalklip.
- 4.7.8 Any other issue with regard to traffic relating to the proposed development as identified by the municipality or the Department of Economic Affairs, Agriculture and Tourism: Transport Branch.
- 4.8 The type of fencing for the golf course and open spaces should be as unobtrusive as possible, to the satisfaction of the municipality. It should be of such a nature that the movement of small creatures is not restricted.
- 4.9 A vegetated culvert or culverts of suitable width should be constructed in a suitable position(s) to pass underneath the proposed Fernkloof Road extension, to link the two sides of the road and ensure the uninterrupted movement of small creatures. The positioning of the culvert(s) should be determined between the municipality and the Chief Directorate: Environmental Affairs of the Provincial Government.
- 4.10 A maximum of 20 golf lodges (10 each in Precincts 3 and 4) may be constructed. The final positioning of the lodges should be determined in conjunction with officials from the Chief Directorate: Environmental Affairs. All



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- the golf lodges should be single storied. The floor areas of all the lodges shall be restricted to a maximum of 250 m<sup>2</sup>. Landscaping shall be done in terms of the landscaping plan as required by the Chief Directorate: Environmental Affairs and no individual fencing will be allowed around the units.
- 4.11 A 10 meter building line will be applicable between the developments on Precincts 3 and 4 and adjacent erven.
- 4.12 The Environmental Control Officer (appointed in terms of the environmental authorisation) must ensure that educational information on the wetlands is displayed in strategic positions, to educate the public to treat the wetlands with the necessary respect.
- 4.13 A trust fund for the rehabilitation and upkeep of the wetlands must be established for this purpose. A percentage of the income derived from the renting of the golf lodges must be deposited into this trust fund on a half yearly basis, from which the maintenance programme will be funded. The percentage must be determined between the municipality, the Botanical Society and the management of the golf club, on an annual basis.
- 4.14 The Environmental Control Officer should undertake environmental audits of the wetlands on a 3-yearly basis. These audits should be funded from the trust fund referred to above.
- 4.15 Access from the golf lodges next to Fairways Avenue to the wetlands should be restricted to a single clearly defined path, which is to link the units with the golf course and the clubhouse. Raised boardwalks should be provided wherever the wetland is crossed.
- 4.16 A network of pedestrian footpaths/boardwalks which provides access for the general public to the golf course should be incorporated into the site development plan, thereby linking the western and southern residential areas to Fernkloof Road, and to the Fernkloof Nature Reserve. Access control measures should be workshopped with the management of the golf club and surrounding public when the detailed planning takes place. The upkeep of these footpaths/boardwalks should be funded from the trust fund as set out above.
- 4.17 An agreement must be reached between Fernkloof Advisory Board and the municipality regarding a financial contribution to the Fernkloof Nature Reserve, for the establishment of additional facilities, or to extend the reserve boundaries, in lieu of land of the Fernkloof Nature Reserve being utilised for the proposed development.
- 3.18 The historical importance and practical value as windbreaks of the existing bluegum avenues should be investigated by the municipality and the Competent Heritage Resources Authority before taking a decision on their possible removal.
- 4.19 A mechanism to prevent the use of pesticides and to monitor the quality of the treated effluent water used for watering the greens, should be incorporated in



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the Environmental Management Master Plan (a requirement of the environmental authorisation), to ensure that the wetlands do not become polluted. A mechanism should also be introduced to ensure that stormwater run-off from the development does not pollute the Flat Street wetlands.

- 4.20 The development must be done in conjunction with the water resource development programme of the municipality.
- 4.21 The above conditions do not exempt the developer or Council from compliance with any other legal requirement.
5. The Competent Authority for the administration of the Removal of Restrictions Act, 1967 (Act 84 of 1967), as amended, has also approved the application for the removal of restrictive title deed conditions B.2 – B.7 in Title Deed T. 18294 of 1969, applicable to Erf 5308, Hermanus, in terms of section 4(2) of the Act. The endorsement of the deed is being attended to and will be finalised shortly. Erf 5308 may only be subdivided once the title deed has been endorsed.
6. The appeals against the proposed development have also been dismissed by the Competent Authority. A copy of a letter to one of the appellants is attached for your information.

Yours faithfully



— HEAD OF DEPARTMENT



TP

OVERSTRAND MUNICIPALITY  
HERMANUS

P. U. SOTEMANN  
43 BERGINSSEE  
PRIVATE 388 X06

TOWN PLANNING DEPT

HERMANUS 7200

BY HAND



REF: 6695/ST033  
HEC.

FILE NO:	EL 11097H
	2-12-2013
SCAN NO:	
COOPERATOR NO:	570811

RE. OBJECTION PROPOSED  
AMENDMENT REF 11097 FERN

DEAR SIR,

AS YOU KNOW, RESIDENTS OF BERGINSSEE ACCEPTED THE DEVELOPMENT FOR THE 9 GOLF LODGES WITHOUT OBJECTIONS, AS GOOD NEIGHBOURS. NONE OF US ARE AGAINST A NEW DEVELOPMENT TO REPLACE THE GOLF LODGES. BUT THIS SHOULD ONLY BE DONE ON THE SAME FOOTPRINT (M<sup>2</sup> PER HOUSE) AND OPEN SPACES, AS THE GOLF LODGES.

PLEASE KEEP IN MIND, BERGINSSEE RESIDENTS ARE RETIRED PEOPLE WHO CAME HERE TO ENJOY THE FRUITS OF THEIR WORKING LIVES, WE ALL DESERVE AS PEACEFUL AND QUIET PASSIVE.

NO 1. 10 MTR BUILDING SETBACK LINE.

- a. THE END OF THE ROAD IS EXTENDED INTO THE 10 MTR S-B-LINE, WHEREAS BEFORE A CURVE ENDED EXACT ON THE 10 MTR S-B-LINE.
- b. ON THE LEFT SIDE OF THE POOL IS A SQUARE DRAWN IN THE CENTRE OF THE 10 MTR S-B-LINE WITHOUT ANY DESCRIPTION. NO BUILDING WHATSOEVER SHOULD BE ALLOWED ON THE 10 METER S-B-LINE.

NO 2. FOOTPRINT OF GOLF LODGES COMPARED TO THE NEW HOUSES AND BARRAGE. (M<sup>2</sup>)

THE GOLF LODGES HAD ONLY 2 BEDROOMS, WHEREAS THE NEW HOUSES HAVE THREE. THIS MEANS MORE PEOPLE, MORE NOISE. A BARRAGE HAS BEEN ADDED TO THE NEW HOUSES INSTEAD OF AN OPEN PARKING SPACE. THERE ARE NO MEASUREMENTS (M<sup>2</sup>)

- 3 DEC 2013

TP

ON THE SKETCHES (HOUSE + GARAGE) TO COMPARE  
IT WITH THE GOLF PLOTS.

NO.3. DEPARTURE ON SOUTHERN BOUNDARY TO OMEGA

THE GARAGES WILL DEPRICIATE THE VALUE OF THE  
HOUSES AT BERLINSEE, SITUATED NEAR BY, WILL  
OBSTRUCT THE VIEWS AND PUSH THE HQ OF THE  
BUILDING FOOTPRINT GOLF ADDRES TO HOUSES AND  
GARAGES NRY OVER THE PERCED LIMIT.

Yours Faithfully  
P. U. SIEHMANN

P. Siehm 1. N. Siehm



TP

19 Berg'n See  
Private Bag X06  
**HERMANUS**  
7200  
22 November 2013

**BY HAND**  
**H van der Stoep (Senior Town Planner)**

Director: Infrastructure and Planning  
Overstrand Municipality  
P O Box 20  
HERMANUS  
7200

Dear Sir

**COMMENTS/OBJECTIONS: ERF 11097, FERNKLOOF, HERMANUS:  
PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL AND  
AMENDMENT OF THE SITE DEVELOPMENT PLAN AND DEPARTURE:  
NMH TRADING 23 (PTY) LTD**

1. The Body Corporate has for a long time been aware of the development of erf 11097, Precinct 4. Most owners accepted this future development because it was limited to only 9 golf lodges and was subject to specific (limiting) conditions, to *in ter alia* protect the established rights of adjacent property owners at Berg'n See. Most of these owners have been living here for many years, even long before the golf course was redeveloped. These owners are now in their twilight years and have grown accustomed to their privacy, very little disturbance and pollution and a certain environmental freedom. It should therefore be accepted that the owners at Berg'n See, especially those living directly adjacent to the proposed development, will feel aggrieved and threatened by the proposed new development.
2. In the circumstances we are in principle objecting to the proposed new development for the following reasons:
  - 2.1 Although the developer states that the footprint, impact, density, traffic, etc. will be the same or similar for the proposed development as that for the approved development it is not true or factual as is detailed in paragraph 3 below. The mere fact that 18 separate dwellings with 3 bedrooms each instead of the approved 9 lodges with 4 bedrooms each (54 compared to 36 bedrooms) are to be built will undoubtedly have a substantially more negative effect (environmentally, human activity, pollution, traffic, etc.)

FILE NO:	EL 11097-Hsm
SCAN NO:	
COLLABORATOR NO:	567901

TP

27 NOV 2013

- 2.2 It is a well known fact that there is an over supply of residential vacant erven and developed properties for sale in and around the golf course precincts. There is no need for further residential development in this area in the foreseeable future.
- 2.3 The proposed new development will unavoidably have a negative effect on the salability and selling price of Berg 'n See properties, especially those directly adjacent to the development.
- 2.4 The increase in the number of people and traffic will seriously affect the peace and quiet that Berg 'n See residents enjoy and would normally have enjoyed even in terms of the current development consent. It is unreasonable to expect retired or frail residents to accept the upheaval and the loss of peace and tranquility that will be brought about if the new proposal is approved.

3. Objections pertaining to specific items:

**3.1 Footprint**

In paragraph 3.4 of the "Motivation report" it is stated that "it was decided to keep the footprint the same". This is not true as far as the residential dwellings are concerned as reflected in Addendum A. The footprint of the dwellings was clearly extended to fit in a third bedroom/bathroom. This extends the bedrooms by a third and consequently increases the density, people (user group), traffic, environmental degradation, etc. (See 2.1 above)

We object to these extensions and the resultant negative consequences.

**3.2 Garages and parking areas**

According to the site development plan provision is made for six extra garages as well as parking areas. These facilities are placed on the southern boundary of the site in a narrow strip between the boundary and the internal street. Approval is requested for a building line relaxation.

A site inspection has revealed that this is a narrow strip of land. Even if the southern wall of the garages is placed on the boundary line the garages will fill up the total width between the boundary and a very narrow internal street. This will entail that the garage door will partly open up into the street.

We seriously object to the whole principle of extra garages/parking areas, the placing of the garages and the relaxing of the building line on the following grounds:

3.2.1 Provision is made for garages and parking areas at the individual dwellings and there is no need for additional garages/parking areas away from the dwellings. If this is allowed it will unquestionably result in the increase of the movement of people, cause higher traffic volumes, noise and air pollution, etc.

3.2.2 If more garages/parking areas are allowed it will further increase the development footprint. This is unacceptable and in any event not in agreement with the client's motivation to justify the proposed amendment.

3.2.3 The proposed extra garages/parking areas are directly in line with certain Berg 'n See units and view. Apart from the fact that a garage is not the most attractive structure to look at, it also creates noise, activity and even pollution at all hours.

3.2.4 The placing of these garages/parking areas directly on the road side (with no set back) is unacceptable in terms of standard building/traffic prescriptions and cannot be allowed.

### 3.3 Access to the property

We have noted that access will be gained from the golf course parking area at a specific point relatively near to the club house. This is acceptable. However, there have been rumours that access could possibly be sought along the Western boundary of Berg 'n See within the 10 meter set back area. This would be illegal and for various reasons totally unacceptable.

### 3.4 Roof structure, pitch and surface

According to the "Perspective" (Addendum B) provided, sky lights and a triangular roof gable are being planned. This clearly points to a double volume lounge area and could lead to further sleeping accommodation in a loft. This is unacceptable, not in terms of the "single story" prescription and would further increase the density and "people" foot print.

We strongly object to this possible (hidden) deviation and request assurance that such a development will not be allowed and also that the height of the residences be strictly limited to single storey, as approved.

We have noticed that roof surfaces have lately been painted/impregnated with glossy paint. This creates a glare, especially in the afternoon sun, which makes life very uncomfortable for neighbours. We therefore request that it be stipulated that all the roofs should be of the same colour with a mat finish.

### 3.5 Swimming pool and clubhouse

These facilities are shown directly next to the 10 meter set back line. This is very close to certain Berg 'n See units and in its nature a potentially noisy area.

We request that this area be tastefully screened off and that (mature) trees and shrubs be planted on especially the Eastern side of the facilities. Furthermore, we request that restrictions be placed on the hours that the facilities may be used, such as a daily rest period between 14h00 and 16h00 and no activity after 24h00.

Several other members of the Body Corporate would also have signed this letter, but they are not available/at home at the moment.

**3.6 Ten meter set back line**

We have noticed that in two instances the set back line is breached. Referring to the last house on the Northern side of the proposed development a turning area is provided, partly in the set back area. Furthermore, an unidentified square (□) is shown in the set back area.

We object to any development in the set back area. This area was specifically provided to ensure a measure of privacy and quiet enjoyment for the retired Berg 'n See community

4.0 Your serious consideration of our requests and objections will be appreciated.

For further information please phone Andy le Roux at 082 92 77 596.

Yours faithfully

BERG 'n SEE

UNIT NO	SIGNATURE	UNIT NO	SIGNATURE
35	M. Nourse	3	D. Kell
43	P. Focke		P. S. K. K. K.
27	Priscilla Dreyer		
46	Leslie K. K.		8. M. K.
12	M. K. S.	24	P. K. K.
74	M. K. B.	37	W. K.
29	M. K. A.	39	B. K.
58	H. K. F.	82	K. M. K.
11	G. K.	25	K. K.
13	K. K.	14	T. K. K.
19	K. K.		
72	M. K.		
53	L. E. Edwards		
20	P. D. B.		
59	P. K.		
57	W. K. H. van G.		
35	W. K.		

ANNEXURE D 38/40



TP

Unit 25,  
Berg'n Sec.  
Hermanus,  
7200.

November 18<sup>th</sup>, 2013

Cell No. 0844533418  
e-mail: chrisdfisher@gmail.com

Town Planning,  
Overstrand  
Hermanus.  
7200

ERF 11097 : Proposed Amendment to Site Development :

FILE NO:	ER 11097-Hem
SCAN NO:	
COLLABORATOR NO:	567630

Dear Sirs,

We are one of the Sectional Title Deed Owners at Berg 'n Sec, adjacent to Precinct 4. We wish to thank you for affording us the opportunity to comment on the change of use to the above ERF proposed by the Developers.  
In principle we are in agreement that the land should be developed for the good of the Community, but any changes with regards to the use etc. must be guided by the original planning consent confirmed in the original Lodge Scheme. This obviously included the environmental conditions and noise constraints.

Any deviation from these parameters is unacceptable.

1.

In the original plan, 9 Golf Lodges were approved, each Lodge having 2 x 2 bedrooms with a footprint of 250 Sq. M. i.e. a maximum population when full of 4 x 9 = 36 souls.

The description, ' LODGE' is important as the name Lodge dictates the use of the dwellings. i.e. Lodge is a 'House used as a temporally Residence' (Oxford dictionary )

Under the new proposal the Developers are now moving away from temporary residence concept for 4 occupants per Lodge, to a permanent residence for up to 6 people per Unit. i.e. total residence of 6 x 9 = 54 souls, an increase of 50%.

This population increase will result in environmental pollution far beyond the level envisaged in the original Lodge plan, and deviation from the original environmental constraints are just not acceptable

26 NOV 2013

TP

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character.

2

The Developers admit they made a miscalculation on their first scheme, and it is unacceptable that they are now trying to force new environmental parameters on us residents living adjacent to the Berg 'n See common boundary. This is not acceptable.

This increase in population and traffic noise under the new proposal, will dramatically effect our Rights underwritten by the previous Approved Application and this should not be the case.

There should be no change in the environmental conditions with the new Proposal, as the basis for these had been established with the Lodge approval.

Any new Proposal cannot be allowed to change these basic principles.

2

In Addendum 'A' + 'B' the revised semi detached Unit plan is shown.

It will be noted that a garage has now been included in each semi detached unit, meaning that the actual approved foot print for the Lodges have been exceeded (in spite of the Developer's claims) by increasing the living area to include Bedroom 3. This is unacceptable as even though the area may still remain at 250 sq M, the physical design exceeds the original 2 x 2 bedroom concept.

Further more the proposed house sketch, shows roof light windows that could in the future be used for windows for a mezzanine floor, increasing the density configuration still further, even though the Developers claim the units to be single storey.

The development of a mezzanine floor must be prohibited

In Addendum B the picture shows two buildings on the Eastern side of the Units. What are they, as no description has been made or no drawings have been included of what these structures are. Irrespective of this, they should not be allowed, as the Developers confirm there is additional parking space in the drive way for additional vehicles.

Building parking structures or outhouses as shown in the plan are unacceptable as these were never approved in the Lodge plan..

3

On the Site Drawing showing the revised units, we note there are two carports shown, adjacent to the driveways.. This is in addition to the driveway parking. These carports should not be approved as the Developers are building additional garages on the southern building line.

3.

Additional Garages; (please refer site drawing)


By requesting additional garaging to be allowed along the southern Boundary, the Developers are confirming the Units could require at least 3 cars per semi detached unit. If one looks at diagrams the Developers have proposed, they are not only asking for garaging for 6 additional cars, but they also show carports between the garage structures, for a further 10 cars, meaning in actual fact there will be parking available for 16 cars, which is completely unacceptable

Further more on this basis ,the boundary road running along the Berg'n See fence will then become a major thoroughfare, which again prohibits quiet enjoyment of our environment expounded under the Lodge approval..

To reduce the garaging over- build please do not approve the removal of the 10M building line on the southern boundary...

Please consider the above objections as Berg'n See is the only residential area adjacent to Precinct 4, and the new proposals cannot be allowed to diminish our constitutional right to a quiet and safe environment, that has been laid down by the Municipality under the Lodge scheme approval.

Yours Sincerely,



C. D Fisher

Sectional Title Holder SS241/4700 : ERF No 6695

TOWN & REGIONAL PLANNERS  
STADS & STREEKSBEPLANNERS

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YOUR REFERENCE : 11097 HEC (2425)

OUR REFERENCE : PA13049

22 JULY 2014

THE MUNICIPAL MANAGER  
OVERSTRAND MUNICIPALITY  
P.O.BOX 20  
HERMANUS  
7200

FOR ATTENTION : MRS. H VAN DER STOEP

FILE NO:	E2 11097-Hec
SCAN NO:	06
COLLABORATOR NO:	644133

TR - A Theart

Sir

**ERF 11097 HERMANUS: PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL AND AMENDMENT OF THE SITE DEVELOPMENT PLAN AND DEPARTURE: NMH TRADING 23 (PTY) LTD**

Your letter Reference 11097 HEC (2425) dated 10 December 2013 refers.

Attached, please find the amended, proposed Site Development Plan.

Please note that the garages on the southern boundary have been omitted and substituted with parking bays. The application for the relaxation of the southern building line (departure) must be withdrawn.

The access to the development will also be obtained from the panhandle entrance to the property.

All the structures will be situated outside of the 10 metre setback line.

We hope the above and the attached Site Development Plan meet with your approval.

Yours faithfully

P.M. SPRONK

Divine Inspiration Trading 329 (Pty) Ltd. trading as Plan Active  
Reg. No. 2006/030921/07

John Mc Lachlan: Ndip (Town Planning) Tech Witwatersrand; MSAPI  
Pauline Spronk: B (Soc Sc) US, BA Hon (UNISA)  
Peejee Lerm: B. Art et Scien Cum Laude (Town Planning) UNW; SACTRP  
Menke Schalkwyk: B. Art et Scien Cum Laude (Town Planning) UNW; SACTRP

TOWN & REGIONAL PLANNER  
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PA13049

17 JULY 2014

THE MUNICIPAL MANAGER  
OVERSTRAND MUNICIPALITY  
P.O.BOX 20  
HERMANUS  
7200

**FOR ATTENTION: MRS H VAN DER STOEP**

Sir

**ERF 11097 HERMANUS: PROPOSED AMENDMENT OF THE CONDITIONS OF APPROVAL AND AMENDMENT OF THE SITE DEVELOPMENT PLAN AND DEPARTURE: NMH TRADING 23 (PTY) LTD**

Your letter Ref: 11097 HEC (2425) dated 10 December 2013 with annexures refer.

Our application with reference to the above dated 25 September 2013 was advertised and a total of 10 letters of objections and comments were received, quite a few of the letters contained the duplication of objections listed. Letters of objection were received from the Fernkloof Estate Master Property Owner Association, Mrs. F. Barron, Berg 'n See Body Corporate, Mrs. J. Howse, Ms. C.J. van der Vyver, Ms. R. Alheit, Hermanus Golf Club, Mr. P. & U. Sotemann, Mr. A. le Roux and Others and Mr. CD Fisher.

The objections / comments are summarised as follows:

- The development is to be sold as an upmarket development.

*The proposed development would be in line with the Berg 'n See Retirement Village as it would have the same rules and restrictions. The target market is for residents to be*

Divine Inspiration Trading 329 (Pty) Ltd. trading as Plan Active  
Reg. No. 2006/030921/07

John Mc Lachlan: Ndp (Town Planning) Tech Witwatersrand; MSAP  
Pauline Spreck: B (Soc Sc) US, BA Hon (UNISA)  
Menté Lerm: B. Art et Scien Civit Laude (Town Planning) UNW; SACTRP

*50+ years old and the marketing price range would be ±R2.95 – R3.5 Million. It is envisaged that should agreement be reached with the owners of Berg 'n See that Precinct 4 would eventually be incorporated with Berg 'n See.*

- The development must be completely fenced in and the entrance to the development must be outside the Hermanus Golf Club main entrance for security reasons. The gate to the Hermanus Golf Club must be repositioned at the developer's cost. It is not acceptable that the proposed development will have an open frontage to the Golf Course and access to the Golf Course parking area. It should be a condition that the development be fenced in with no direct access to the Golf Course or Parking area.

*The fencing of Precinct 4 poses no problem. The fencing could be done alternatively on the boundary line or within the Golf Club perimeter on a mutually agreed position. Should it be decided to move the units away from the boundary it would have no impact on any previously obtained rights in terms of the ROD as confirmed by Riaan Kuchar – Overstrand Municipality.*

*Agreement should be reached with reference to the access to the development. Precinct 4 has an approved access from the Golf Club parking area as per the approved site development plan. The concern of the parking of the visitors to Precinct 4 could be addressed by omitting the proposal for the garages on the southern boundary and to substitute them with parking bays.*

*As the current site development plan for the development of Precinct 4 is approved with the access from the Golf Club Parking area, by implication the golf lodges would have been built and access from the parking area would not have been a concern as it is an approved right from the Municipality. We would like to propose a compromise which will be acceptable to both parties failing which we will accept that access will be obtained from the pan handle.*

- Access from the Golf Course parking area is acceptable, but access on the Western Boundary within the 10m setback line would be illegal and totally unacceptable.

*Access from the Golf Course parking area is problematic to the Golf Club due the security concerns. The approved access is from the pan handle.*