



FREQUENTLY ASKED QUESTIONS



SEATON

**WHO IS THE DEVELOPER?**

The Royal Shaka Property Group – This is a partnership between one of South Africa's largest property developers, Collins Residential, together with Grindrod Bank and the Sokhela Family.

WHICH MUNICIPAL BODY GOVERNS THIS AREA?

KwaDukuza Municipality

WHERE ARE THE NEAREST SHOPS, HOSPITAL AND BUSINESS NODES IN THE AREA?

Seaton will include many of its own facilities, however it is also located close to the M4 and N2, Seaton is also situated close to amenities including Tiffany's Mall, New Salt Rock Shopping Centre, Salt Rock Hotel and Shops, Ballito Junction, Ballito Lifestyle Centre, The Flag Animal Farm and Netcare Alberlito Hospital. Families will be in close proximity to first-rate schools including, Ashton International College, Curro Mount Richmore, Umhlali Preparatory, Reddam.

WHAT SECURITY MEASURES ARE IN PLACE FOR THE PROTECTION OF RESIDENTS?

Seaton will have weldmesh fencing erected around the entire estate with electric strands behind and under dig. The fence will be zoned and monitored from the gatehouse. Residents will feel secure with the presence of 24-hour security guards, who will man the gates and do perimeter patrols.

HOW IS THE PROPERTY OWNERSHIP MANAGED?

The developer will establish an umbrella Master Management Association (MMA) which will manage the greater Seaton. The Seaton Estate will be managed by a Home Owners' Association (Seaton HOA) which will fall under the MMA. Body Corporates established by a Sectional Title development within the Seaton Estate will become members of the Seaton HOA. An estate manager will oversee the running of the estate and the Seaton HOA will contract operators/managers to enable the day-to-day running of the Seaton Estate facilities.

WHEN WILL CONSTRUCTION BEGIN AND END?

Transfers within The Club are expected to take place in the last quarter of 2020. Once transfer has taken place, homeowners have 3 years in which to complete their construction.

WHAT IS THE RANGE OF THE PLOTS?

The plots vary from 900m² to 9 500m².

WHEN IS THE FIRST LEVY PAYMENT DUE?

The first payment is required a month after transfer has taken place.

WHO IS RESPONSIBLE FOR ELECTRICITY, WATER AND PROPERTY RATE PAYMENTS?

The owner has independent contracts with the service providers and/or local authority and will be responsible for each directly.

WHAT IS THE TOTAL VALUE ON COMPLETION?

The total value is estimated around R10 billion once completed.

WILL THERE BE ANY ONSITE MANAGEMENT SERVICES?

The Home Owner's Association will have onsite offices from where the estate will be managed.

WILL I BE ALLOWED TO RENT OUT MY PROPERTY?

Yes, you will be allowed to rent out your property with the use of Seaton estate's accredited agents.

WILL I BE ABLE TO USE ANY REAL ESTATE BROKERAGE COMPANY FOR SALE OR RENTAL OF MY PROPERTY?

No, homeowners may only use accredited estate agents, of which the list can be obtained from the Seaton Home Owner's Association.

ARE PETS ALLOWED?

Yes, for stands up to 1500m² there is an allowance for 2 animals, for stands between 1500m² and 2000m² there is an allowance for 4 animals, and for stands greater than 2500m² there is an allowance for 6 animals.

AS AN OWNER, WILL I HAVE ACCESS TO ALL THE FACILITIES?

Yes, facilities are open to all owners of Seaton.

WILL MY DOMESTIC WORKER BE ABLE TO RESIDE AT THE DEVELOPMENT? WILL THERE BE LIVING FACILITIES FOR STAFF?

Yes, domestic workers will be allowed to reside within the development. The homeowner can build the living facilities within or on their property.

CAN I USE MY OWN ARCHITECT FOR THE BUILD OF MY HOME?

An appointed panel of architects will be selected for Seaton. If you would prefer to use your own architect, you will be required to get approval through the HOA.

**HOW DO I GET TO THE BEACH FROM SEATON?**

Residents have direct access to one of KwaZulu-Natal's prized beaches; Christmas Bay, from within Seaton.

WHERE CAN MY GUESTS PARK?

Guest parking will need to be allowed for within each independent property.

CAN I USE THE FACILITIES WHEN MY PROPERTY IS BEING RENTED OUT?

No, facilities are for residents. You have the option to apply to become an outside member of The Club. To do so, we recommend you consult the management rules or enquire through the dedicated estate manager.

HOW DO I GET INTERNET CONNECTION, TELEPHONE CONNECTION AND SATELLITE?

An approved service provider will be appointed.

WHO TAKES CARE OF THE MAINTENANCE OF THE ESTATE?

This will be the responsibility of the Seaton HOA.

WHAT ARE THE TOTAL COSTS OF RESIDING WITHIN AND KEEPING A HORSE AT LIVERY AT SEATON IN 2020?

HOA levy	-	R3350
Sectional title levy for stables or stable levy	-	R900
Livery	-	R5000
Additional costs will include food, vet, farrier etc.		



EQUESTRIAN FACILITIES

DO I HAVE TO OWN PROPERTY ON SEATON ESTATE TO BE ABLE TO PURCHASE A STABLE?

Yes, you will be required to have purchased property within Seaton.

CAN I RENT A STABLE INSTEAD OF BUYING ONE?

Stables can be rented from those who own them if available, the agreement would be between the owner and renter.

THE PRICE FOR ONE STABLE SEEMS A BIT HIGH, WHAT DOES THIS COST COVER?

The purchase of the stable includes the use of all the equestrian facilities - arenas, paddocks, jump equipment, wash bays, vet rooms, riding trails to name a few. You are effectively buying a share in the whole equestrian experience.

HOW MANY STABLES WILL BE AVAILABLE PER PLOT?

There are 96 stables in total. There is no limit to the number of stables per homeowner that can be purchased.

CAN MY HORSE MOVE ONTO SEATON BEFORE MY HOUSE IS COMPLETED?

Yes, as long as the stables and paddocks are completed and are ready to be occupied.

CAN I GRAZE MY HORSE ON MY PROPERTY?

Yes, as long as your property is big enough.

WILL THERE BE ONSITE GROOMS TO HELP?

Yes, there will be a minimum of one groom for every five horses.

WHO WILL MAINTAIN THE STABLES?

An Equestrian Manager will be contracted to maintain the stables and look after the horses. An independent company will be responsible for the management of all the equestrian facilities onsite.



AM I ALLOWED TO HAVE THE HORSE STABLE ON MY PROPERTY?

Unfortunately, homeowners are not allowed to build stables on their property. There are a substantial number of stables available onsite, within walking distance from the residential stands.

IS THERE A SEATON-BASED EQUESTRIAN CLUB?

Yes, a Seaton Equestrian Club will be formed.

WHO WILL RUN THE SEATON-BASED EQUESTRIAN CLUB?

The Equestrian Manager will be in charge of the running of the equestrian club and will form a committee made up of horse and stable owners and the HOA.

WHO WILL MAINTAIN THE POLO FIELD AND ARENAS?

An appointed landscaping and maintenance company, who have equestrian-related experience, will be contracted to maintain the Polo field and arenas.

ARE THERE GOING TO BE REGULAR SHOWS AT SEATON?

Shows, in most of the disciplines, are planned at Seaton. Training shows, clinics and seminars are also planned.

WILL THERE BE AN ADDITIONAL COST FOR RESIDENTS TO MAINTAIN THE EQUESTRIAN FACILITIES?

This will be built into the levy structure for all stable owners. External club members will be able to rent arenas, which will also contribute towards the maintenance of the equestrian facilities.

WILL THE EQUESTRIAN CLUB BE ABLE TO HOLD POLO TOURNAMENTS AND SHOWS TO RAISE FUNDS FOR THE MAINTENANCE OF THE FIELD AND EQUESTRIAN FACILITIES?

Yes, shows and tournaments would need to be planned through the Equestrian Manager.

WILL THERE BE A POLO MANAGER?

Yes, there will be an assigned Polo Manager.

WILL THERE BE IRRIGATION TO THE POLO FIELD AND ARENAS?

Yes, there will be irrigation to both the Polo field and arenas.

HOW MANY FIELDS AND ARENAS ARE THERE GOING TO BE?

There will be two outdoor arenas; one is a 100m x 60m CLOPF fibre arena, and the other is a 60m x 42m CLOPF fibre arena. There will be one indoor arena, which is 70m x 30m fibre, as well as one full-sized Polo field.

WILL THE POLO FIELD BE FULL SIZE?

Yes, the intention is to have a full-sized Polo field, which will be equipped to host any Polo events.

WILL THERE BE A CLUBHOUSE FOR PLAYERS?

The Manor House is a 100-year old farmhouse that has been refurbished and restored to its former glory. This will be the central clubhouse for all residents, club members and players.

WILL THERE BE A CHANGE ROOM IN THE MANOR HOUSE?

There will be change room facilities at the stable complex.

HOW MANY HORSES CAN I KEEP?

The number of horses depends on the number of stables owned or rented; there is only one horse allocated per stable.

IS THERE RUBBER MATTING ON THE STABLE FLOORS?

No, however stable owners can install them in at their own cost.

WILL THERE BE STABLES FOR POLO HORSES AND HORSES ATTENDING SHOWS?

Based on demand, Seaton can make provision to build 200 temporary stables. These will be available to rent.

WHERE CAN THE GROOMS STAY?

There will be limited accommodation for grooms' available onsite.

WHERE DO VISITING GROOMS STAY DURING THE TOURNAMENTS OR SHOWS?

Visiting grooms typically camp with the horse trailers. Visiting riders and grooms will have no access to residential areas.

WILL THERE BE TEMPORARY PENS FOR POLO TOURNAMENTS?

Yes, there will be temporary pens created for tournaments.

WHERE CAN WE KEEP OUR TACK?

There will be tack rooms in the stable complex. These will include secure lockers.



IS THERE A LOADING AREA TO OFFLOAD HORSES FROM TRUCKS?

Yes, there will be ample space for offloading horses from trucks.

WHERE CAN HAY BE STORED? WILL THERE BE A BARN FOR THIS?

There is a hay barn adjacent to the stables.

WILL THE ESTABLISHED EQUESTRIAN FACILITIES BE ABLE TO HOLD EXCLUSIVE EVENTS?

The indoor and outdoor arenas are built to FEI standards and have been designed to host events.

WHAT EQUESTRIAN DISCIPLINES WILL BE CATERED FOR?

Seaton will cater for a range of equestrian disciplines including Polo, show jumping, dressage, showing and possibly eventing.

WILL THERE BE SEPERATE ARENAS FOR SHOW JUMPING AND DRESSAGE?

The indoor and outdoor arenas can support both Show Jumping and Dressage. Dressage markers will be erected in the indoor arena, however mobile dressage arenas can be erected on any of the outdoor arenas. Show Jumping can also occur within the indoor arena at select times.

WILL THERE BE AN INDOOR ARENA?

Yes, there will be a 30m x 70m indoor arena fitted with a judging box and stands.

WHAT SURFACE WILL THE ARENAS HAVE?

This is still to be confirmed. CLOPF fibre and sand are being considered.

WILL THERE BE BRIDLE PATHS FOR OUTRIDES AND TRACKS FOR FITNESS WORK?

Yes, there will be various bridle paths throughout Seaton, even one that will give you direct beach access to Christmas Bay.

ARE BRIDLE PATHS EXCLUSIVE TO HORSES?

No, you can also take your dogs on leashes and walk along the dedicated bridle paths, as long as they are under control. No mountain biking or running is allowed on bridle paths, there are separate trails for these specific activities.

ARE THERE VET ROOMS AND SICK PADDOCKS?

Yes, there is a vet room and sick paddocks available.

WILL THERE BE DEDICATED LUNGING ARENAS?

Yes, there will be two lunging rings available.

WILL THERE BE WASH BAYS?

Yes, there will be wash bays available.

WILL THERE BE 24-HOUR SUPERVISION FOR HORSES?

Yes, there will be 24-hour horse supervision at The Club.

WILL THERE BE A DEDICATED FEED ROOM?

Yes, there will be dedicated feed rooms at The Club.

WILL JUMPING EQUIPMENT BE UP TO FEI SAFETY STANDARDS?

Yes, all equipment will be of FEI safety standards.

WHAT WILL THE MONTHLY ARENA LEVIES BE?

This is still to be confirmed, however there may be an afterhours light levy for the indoor arena. Arena usage for residents is included in their stable levy. Outside riders attending clinics or shows will pay a ground levy.

WILL THERE BE AN ARENA MANAGER TO ENSURE ARENAS ARE RAKED ADEQUATELY AND WATERED WHEN NECESSARY?

Yes, there will be an appointed Equestrian Manager responsible for the management of all of the equestrian facilities including the arenas.

WILL THERE BE HORSE BOX PARKING?

Residents would have to make provision for this in their own home, there is limited horse box parking at the stables, spaces will be charged for. There will be adequate horse box parking for events.

WILL ANY OF THE ARENAS BE CLOSED TO REGULAR USE?

All arenas will be open unless management deems otherwise. Weather conditions, preparations for shows, clinics and events may cause arenas to be temporarily closed.



MANAGEMENT FREQUENTLY ASKED QUESTIONS

WHAT DOES THE LIVERY COST INCLUDE?

Hay, water, bedding (wood shavings), grooming and mucking out, tick and fly control, paddock time and stable management.

WHAT DOES THE LIVERY COST EXCLUDE?

Vet costs, deworming, vaccinations, farrier, supplements and food.

WILL THERE BE A 24-HOUR/LIVE-IN ONSITE STABLE MANAGER?

There will be grooms onsite 24-hours a day. The Equestrian / Stable Manager will be available during the day and will be contactable via telephone after hours for emergencies.

WILL HORSES GET TURNED OUT IN PADDOCKS WITH OTHER HORSES?

Depending on temperament, horses will be turned out with company. However, aggressive or overly defensive horses may be turned out on their own, but in sight of other horses.

HOW LONG ARE HORSES OUT IN THE PADDOCKS?

Horses will go out at approximately 8.30am and return to the stables at 3.30pm.

HOW MANY MEALS A DAY WILL BE FED?

Two meals (breakfast and supper) a day will be fed to the horses, however feeding lunch may be requested in certain cases.

WHAT BRAND OF HORSE FOOD WILL BE FED?

A range of brands that are locally available will be used. Currently Epol, Equifeeds, Capstone and Equus brands are used.

DO I HAVE TO BUY AND GET MY HORSES FOOD DELIVERED?

No, management will order in all food. Livery clients will be invoiced with the amount of food their horses eat in a month.

WILL HORSES BE FED HAY IN THE PADDOCKS?

If grazing is limited, like it often is in winter, horses may be fed hay in the paddock. A hay levy may be charged for this.

DO I HAVE TO HAVE MY OWN HORSE TO LEARN TO RIDE?

There is an established riding school at Seaton, with qualified instructors and reliable school horses that will help residents and their children learn to ride. Subject to availability there may be horses to lease.

CAN I BRING MY OWN FARRIER, VET OR OTHER HEALTH PRACTITIONERS ONTO THE ESTATE TO ATTEND TO MY HORSE?

Yes, however you will be required to notify the Equestrian Manager so that your horse can be put on that farrier's roster or so that the correct veterinary care can be administered to your horse.

WILL THERE BE GROOMS AVAILABLE TO TAKE TO SHOWS?

Yes, the rider will however be responsible for the grooms' accommodation and meals while away at a show. Booking of show grooms should be made well in advance and is subject to availability.

CAN I REQUEST SHOW PREP FOR A SHOW?

Yes, again this has to be booked and paid for in advance. Horses will be washed the day before the show, weather permitting and plaited up on the morning of the show.

CAN I TAKE FOOD AND HAY FROM SEATON STABLES TO SHOWS?

Yes, please notify management so the food and hay can be prepared in advance.

CAN I GET MY TACK CLEANED?

Yes, this can be arranged at an additional cost to the groom.

CAN I REQUEST THAT MY HORSE BE BROUGHT IN AND TACKED UP?

Currently we have a 'WhatsApp Grooms group' where this can be requested, however, horses will only be tacked up once the rider has arrived. Horses will be turned out again if the rider does not arrive within 30 minutes of the requested time. Please notify the groom if you are running late.

**ARE THE HORSES TURNED OUT IN THE RAIN?**

Horses will be turned out in light rain as they seem to prefer going out and it is better for gut health. They may be brought in a bit earlier so they can dry off before putting on blankets. Horses also tend to get too exuberant if kept in for long periods. When the weather clears, the conditions are still slippery, they can injure themselves. Horses will be brought in during heavy rain, thunder and lightning conditions, gale force winds and in extreme heat.

CAN I BRING A STALLION?

Yes, however there may be an extra management cost involved.

WHAT CARE WILL MY HORSE GET IF IT IS SICK?

Management will liaise with the owner and vet as to what the horse's needs are. Medications are also closely monitored and administered with the vet's recommendations. The horse will then be monitored closely in a sick paddock or stable. The owner will be updated often on the progress of the horse.

MAY I GET MY HORSE EXERCISED AT SEATON?

Yes, there will be work riders available to exercise horses. Horses may also be lunged by grooms experienced in lunging. This will all be at extra cost.

ARE THE PADDOCKS ROTATIONALLY GRAZED?

Yes, after grazing, paddocks will be mown or weeded, fertilised (depending on season) and rested.

CAN I GIVE THE GROOM INSTRUCTIONS?

All requests/instructions must be made first to the Stable/Equestrian manager.

CAN I TIP THE GROOMS?

Yes, for a job well done, tipping is at your own discretion.

WILL MY HORSE HAVE THE SAME GROOM ALL THE TIME?

Generally, yes, unless your horse's groom has a day off or is on leave.

HOW DO SEATON HORSES SPEND THEIR DAYS?

6.30am Breakfast.

7.00 – 8.30am Full grooming.

8.30am Horses are taken out to the paddocks.

12.00pm Lunch is fed in paddocks for those who need.

3.30 – 4.00pm Horses come in from the paddock.

4.00 – 5.00pm Feet get picked, horses are checked over and given a half groom if necessary. Blankets are put on in cold weather. Temperatures taken if requested.

5.00pm Supper is fed.

8.00pm Water and Hay check. Blankets can be put on if the temperature has dropped suddenly.

Horses can be exercised at any time during the day.

RIDING SCHOOL

CAN I LEARN TO RIDE AT SEATON?

Yes, there is a well-established riding school at Seaton with qualified instructors teaching. Children and adults are catered for. Pony Camps are held during the school holidays. Fun events and Pony birthday parties are also held at the Riding school.

DO I NEED MY OWN HORSE TO REGULARLY RIDE?

The riding school has a few horses and ponies to full lease (riding 6 days a week) or half lease (riding 3 days a week.)

WILL RIDING SCHOOL LESSONS INTERFERE WITH STABLE OWNERS RIDING TIME?

The riding school lessons will eventually operate from a separate arena. There is plenty of arena space for everyone to be accommodated.

DO RIDING INSTRUCTORS ATTEND SHOWS WITH THEIR PUPILS AND DO THEY COACH FOR SANESA SHOWS?

Yes, riding instructors attend shows with their pupils and coach for SANESA Shows.

CAN OUTSIDE RIDERS USE THE RIDING SCHOOL?

Yes, as long as they are members of the Seaton Equestrian Club.

CAN I BRING MY OWN HORSE-RIDING INSTRUCTOR TO TEACH?

Yes, you will have to book in advance with the Equestrian Manager and pay to use an arena exclusively for your lesson with your instructor.