

*Please  
take this  
with you!*



# Sounds Cottage

**A HAND-BOOK ON THE NZNO HOLIDAY HOME**



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# Opua Bay Sounds Cottage

The NZNO Holiday Home

Thank you for your enquiry/booking about NZNO's Holiday Home - the **Sounds Cottage**. This handbook is to endeavor to show you what the cottage has to offer. We also include some photos from our files of the views around the cottage.

The key point to remember is that this is an early 1900's cottage. We need to **emphasise** that the amenities are **basic**. So before you book your holiday please read through what you are facing in terms of logistics, facilities and costs to satisfy yourself that this will be a happy outing.

This handbook sets out:

- ❖ **How you get there**
- ❖ **Responsibilities and obligations to Forestry, NZNO and future guests and other important information.**
- ❖ **What you will find at the site.**
- ❖ **What to bring with you**
- ❖ **What to do on arrival and departure**
- ❖ **How to book**

## IMPORTANT PREREQUISITE!

*Each party must have at least one NZNO financial, or staff, member who will be required to be responsible for the party's use of the facility*

## HOW YOU GET THERE - LOCATION & TRANSPORT

*Sounds Cottage* is located in Opuia Bay in the outer reaches of Queen Charlotte Sounds, Marlborough.

**North Island Travelers:** You have the choice of traveling on the Inter Islander, or Bluebridge ferries – with or without your vehicle (depending on how you intend to get to the cottage). The Ferry trip takes approximately 3 hours from Wellington. If you wish to fly, Sounds Air operates several flights a day out of Wellington Airport to Picton Airport – the airline will provide a shuttle to Picton Wharf.

<b>Contacts:</b>	<b>Interislander</b>	<a href="http://www.interislander.co.nz">www.interislander.co.nz</a>	<b>Ph: 0800 802 802</b>
	<b>Bluebridge</b>	<a href="http://www.bluebridge.co.nz">www.bluebridge.co.nz</a>	<b>Ph: 0800 844 844</b>
	<b>Sounds Air</b>	<a href="http://www.soundsair.co.nz">www.soundsair.co.nz</a>	<b>Ph: 0800 505 005</b>
	<b>Air New Zealand</b>	<a href="http://www.airnz.co.nz">www.airnz.co.nz</a>	<b>Ph: 0800 737 000</b>

**South Island Travelers:** You can travel by vehicle to Picton, or fly to Wellington Airport and then fly to Picton via Sounds Air, or use the Coastal Pacific Train Service from Christchurch to Picton. This departs Christchurch at 7am arriving in Picton at 1:15 pm daily, or leaves Picton 2:15pm arriving in Christchurch at 8:30pm. Please note this is a seasonal train, running from late September to late April.

## SEA ACCESS



**Water Taxi:** This is the most convenient, quickest and easiest way to get to Opuia Bay. It takes approx. 35-50 minutes depending on weather conditions.

Guests may also choose to access Sounds Cottage by their own boat.

It is also important to check the tides - it is preferable to be at Opuia Bay at high tide as the jetty can be problematic at low tide. There is a ladder at the end of the jetty to aid disembarkation. Other craft - such as the Mail-Cream Run - cannot get their bigger craft into our jetty.

## ROAD ACCESS

The road into the cottage is now in a reasonable condition but is still primarily a winding, undulating, clay surfaced (with some shingle covering at times) forestry road, which gets very slippery in the wet. **It will take you about one hour to travel from Picton to the Forestry gate and a further 30 minutes to the Cottage in good weather. Only 4-wheel drive vehicles are recommended. Please ensure you carry a jack and spare wheel.**

As this road is privately owned by **Zindia Ltd (Forest Management)** we must abide by their Rules. These are:

- **You need to advise us on the Booking Form that you intend to travel in by road. Only a maximum of 2 vehicles are allowed per booking and you must provide full details of the vehicle's Make, Model, Colour and Registration Number.**
- We will send you a Map and arrange with you to pick up from our maintenance man in Picton, the access keys to unlock the forestry gate, which must be relocked after you pass. We will provide separately a detailed map and driving instructions based on odometer readings of distance travelled prior to your travelling in (if you advise us that this is your preferred method of travel).
- **You MUST check in with Lauren Jarvis, Zindia's Property Manager by text to 027 443 0176 during business hours 9:00am – 5:00pm** with your projected dates and time of arrival and departure, as well as full details of your vehicle.
- **Due to current logging operations in the area, access will only be granted before 6:00am and after 4:30pm Monday to Saturday. Effectively this means you should leave Picton after 3:30pm to arrive at the gate after 4:30pm; when you depart the cottage you should leave before 5:00am or after 4:30pm. Other hours can be arranged if there is an exceptional circumstance but this is at the sole discretion of Forestry Management.**
- **Please look after the Forestry key as they charge us \$500 whenever the key is lost.**
- **You should drive cautiously and have your lights on at all times. YOU TRAVEL THROUGH QUEEN CHARLOTTE FOREST AT YOUR OWN RISK.**
- Sometimes the number of vehicle movements means that the road access is closed to us. There are two main reasons for this:
  - **Firstly;** the Forestry trucks that use these roads are huge behemoths that are never allowed on normal roads. They would drive over the top of your typical 4WD and not even feel the bump!
  - **Secondly;** due to Forestry operations, portions of the road may be closed while the trees are being felled and moved. **These are dangerous operations. So please STOP ON REQUEST AND OBEY ALL SIGNS WITHIN THE FOREST.** Expect to meet heavy vehicles, machinery and light vehicles on the road at any time.

- ***This is serious*** and there are reasons for these measures. We, and the Forestry Company, want you to arrive safe and enjoy your stay.

## OTHER IMPORTANT INFORMATION

- **Once at the cottage, please contain yourself and guests to the cottage grounds, which includes the beach and jetty. All other properties, including the road, are private property. Walking on the road is prohibited.**
- The ***lighting of fires at any time is prohibited***. Caution must be taken not to cause a fire, so no BBQ's. If you see smoke call 111 or \*111 (mobile).
- **Hunting is NOT permitted at all.**
- **Family Pets are NOT permitted at all.**
- Limit water use if several people are staying at the cottage, particularly in the summer season.
- Access to the NZNO Cottage does not grant any other rights within the forest.
- The NZNO Cottage has its own jetty for use by guests, **however boats cannot be taken to the cottage and launched**. All boats should be launched from Waikawa Bay and then piloted to the cottage jetty. Opuia Bay has several permanent residents so please keep your boat speed down.
- **There is a separate barge off the forest road. This is used for logging operations and access to this barge is not permitted under any circumstances.**
- Parking is available for 2 vehicles on the bypass area just before the track down to the cottage. Please **do not** drive or park on the lawn areas at the Forestry baches or block track access through the forest. Keep your vehicle locked.
- Please remove any muddy shoes/boots when entering the cottage to help keep the floors clean.

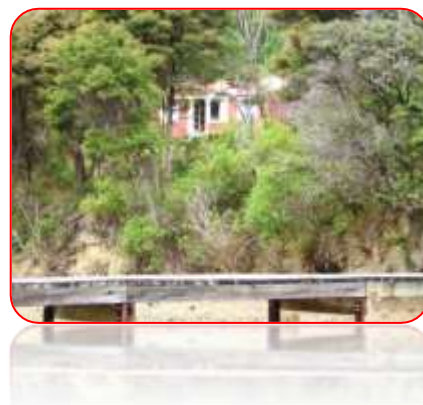
### ACCESS TO COTTAGE FROM THE ROAD

***Note: There is a sign on the road saying NZNO. This is at the start of a narrow, clay track down to Sounds Cottage. You are not able to drive down the track to the cottage as access is blocked. You will need to unload your***

vehicle on the road and carry your gear down to the Cottage – about 20-25 meters away. Then park your vehicle(s) on the road in the by-pass area.

## COTTAGE AMENITIES

- ❖ **ABLUTIONS:** There is a refurbished shower (with mixer shower head) and washbasin for shaving in bathroom. **There are no laundry facilities** – you need to wash clothes by hand in the kitchen or bathroom sink.
- ❖ **BEDDING:** There is a queen sized bed in the Main Bedroom with a reasonably good mattress. There are two sets of single bunks fitted with two sponge rubber mattresses in the front two bedrooms (really just an enclosed porch space). **Linen is NOT supplied and there are limited supplies of pillows and blankets.** There is also a 3 seater settee in the Main Lounge – which may be OK for sleeping a young person. **It is best if you bring your own sleeping bags.**
- ❖ **SEATING:** There are 2 single settee chairs to go with the 3 seater. There is a set of 4 kitchen chairs around the table in the kitchen/lounge area.
- ❖ **COOKING:** There is reasonably modern electric stove, a microwave and a frost free fridge/freezer (384 Litre). There is an ample supply of crockery, cutlery and cooking utensils including electric fry pans and some wine glasses.
- ❖ **DINGHY:** There is a Dinghy and oars in the boatshed mounted on a trolley. We have also renewed, strengthened and lengthened the slipway from the boatshed. '4 life jackets are provided for use, however it is recommended you bring your own if you have them. The sizes are child's 6-8 (70cm, 25-40kg), child's 8-10 (75cm, 25-40kg), adult M (100CM, 60-70KG) and adult L (110cm, 60kg+).'
- ❖ **FIRE EXTINGUISHER:** We supply a BCF Fire Extinguisher for kitchen and electrical **SMALL fires and a fire blanket to smother them.** However if this doesn't work, **GET OUT!**
- ❖ **HEATING:** There is **ONLY one** electric oil-heater at present and a couple of electric fan Heaters, but with insulation the cottage is cosy.



### FIRE PROHIBITION

**Note: THERE ARE ABSOLUTELY NO OPEN FIRES OR BBQ'S ALLOWED ON THE PROPERTY – THE FORESTRY COMPANY BANS THEM FOR**



**OBVIOUS REASONS. CONTROLLED GAS BBQ'S MAY BE USED ON THE BEACH BY THE JETTY.**

- ❖ **LAWNS:** These are mowed on a regular basis by our contracted maintenance man.
- ❖ **LIGHTING:** this has been all electric since 1981.
- ❖ **RECREATIONAL AREA:** there is a large, flat(ish) but slightly sloping, grassed area in front and to the sides of the Cottage suitable for pitching tents or playing games. You would need to bring tents, beds, sleeping bags, lighting and any other camping paraphernalia required.
- ❖ **TOILET:** There is a flushing toilet linked to the septic tank a few scenic meters up the new concrete paver path at the back of the Cottage.
- ❖ **TELEPHONE:** There is a telephone available – **(03)-579-9491** - for local calls but all toll-calls must be made **“COLLECT”** or **“TRANSFER CHARGE”** to your Home. If we are charged toll calls, we reserve our ability to charge you post your visit. **Spark mobile phones do work from this location.**
- ❖ **TOOLS:** There are a few basic tools kept in the bathroom cupboard. These are added to from time to time by donation.
- ❖ **WATER SUPPLIES** – These come either from the roof collection system or the spring-fed supply. Both should be **BOILED** before using. We recommend that you run both taps at the kitchen sink to check whether they are clear or cloudy. **If the latter is from the spring fed tap, go up to the reservoir, just past the toilet on the left, open the tap at the base of the tank and let it run the gunk off.** If it has been raining recently, the stream may be dirty and you may just need to use the roof tank water only. Limit water use if several people are staying at the cottage, particularly in the summer season

It is best that you bring in some supplies of **drinking water** from the supermarket, especially if there has been a prolonged dry spell in the Sounds.





## IMPORTANT ITEMS TO TAKE WITH YOU TO THE COTTAGE

- ❖ Sufficient groceries, meat, vegetables, **drinking water**, refreshments and bread for the number of days you and your party will have at the cottage. Remember that you must take **ALL** your requirements with you as there is no local shop!

### SUPPLIES

**FreshChoice Picton - 100 High St, Picton**

**Telephone: (03) 573-6463**

If you order from this Supermarket advising them of your travel arrangements, they will deliver the supplies to the Arrow Water Taxi Wharf. Other deliveries can occur outside of these times by making arrangements with the Arrow Water Taxi – they will charge about \$5 per carton.

- ❖ **Linen** – i.e. sheets, pillow-cases, towels and tea towels. Extra bedding as required – especially in the colder weather.
- ❖ Books, magazines, cards, board games and other diversions.
- ❖ **Rubbish Bags** for transporting **ALL RUBBISH** back to Picton.
- ❖ **Radio** –There is a battery operated transistor which has "Marine Band" available if you really need it, but not of good quality. We have also supplied a CD/Radio/MP3 radio that is both battery and mains powered.
- ❖ **First Aid** – there is a limited First Aid Kit at the Cottage but as the Cottage is isolated take anything that you might need with you, especially your **E-Pen if you have a histamine issue**.



## WHAT CAN YOU DO AT THE COTTAGE?

- ❖ **Fishing** – either from the jetty or take the Dinghy out. In the Visitors Book it's been recorded that a meal can generally be caught on the northern side of the Bay about 3½ Kms out (3 pines on the Point). Blue Cod, Red Cod, Terakihi, Gurnard, Trevally and Kahawai are among the varieties of fish available. Mussels collected below the waterline can also be taken. **Please clean the fish gutting table** (to be found outside under the kitchen window next to the Main Switchboard where you turn the power on).
- ❖ **Reading** – take your own books or read some of those left by previous tenants.
- ❖ **Swimming** – great swimming to be had in the Bay. Very safe for youngsters in the shallows and deeper further out for the teenagers and adults. Although watch for the stingrays – we've been told it can be spectacular when the Orca's come into the bay to feed on the junior stingrays!
- ❖ **Games** – take along your own board games and cards, rugby, soccer, cricket, basketball paraphernalia. There are not any waves for surfing, so you're out of luck on that one.
- ❖ **Relaxing** – Listen to the birdsong and the cicadas, revel in the peace and tranquility of the place, listen to music, sing or play a musical instrument that you bought with you, explore ..... the choices are endless and yours to make and enjoy.

**Please note walking or hiking is not permitted – stay on the property grounds!**



## WHEN YOU ARRIVE

The spring water supply can be a bit contrary and does not always work as it should. On arrival at the cottage please ensure the spring is supplying water to the cottage by taking the following steps:

### ❖ **BEFORE YOU TURN ON POWER AT THE SWITCHBOARD** (MORE ON THIS SHORTLY):

- Turn on the tap in the kitchen marked “Spring Water”.
  - If no water comes out, switch off the power at the hot water cylinder in the bathroom. (This is to avoid having the element burn out if the cylinder is empty when you turn the main power on at the switchboard.)
  - Check out the water supply at the reservoir behind the house – go down the track to the toilet. You will see the 2 reservoir tanks up on the left bank just beyond the toilet – and ensure water is coming out of the tap before you switch the hot water cylinder back on.
- ❖ **Now** switch on the Mains Power. This can be found on the **outside wall by the kitchen** just by the window on the left hand side of the cottage (if you were facing the front door).
- ❖ The toilet is located down the track and whilst it is a flush toilet linked to a septic tank, it does have limited capabilities i.e. flushing **MUST** be kept to a minimum and no sanitary products may be flushed away.

## WHEN YOU LEAVE

**Please leave the cottage in a condition at least as good as you found it, if not better!**

- ❖ **Take ALL of your rubbish and any unused food, etc. If you do choose to leave canned food, wine or beer, can you date it please so that people can assess how old something is before they consume it?**
- ❖ We, along with all properties in the Marlborough Sounds, have an ongoing problem with rats and mice. Our Maintenance man uses a very strong, DOC supplied, rat poison bait in a poisoning station under the Cottage to try and kill them **before** they go into the cottage. ***We used to put bait in every room in the cottage but we are trialing this approach to discourage having the vermin come inside the Cottage and then try and deal to them!***

## BOOKING DETAILS – RENTAL

- ❖ Rental is charged at a rate of \$30 per person per night for each adult (with a minimum of \$60 per night).
- ❖ **There is no charge for children under 16 years of age.**
- ❖ **We do charge a Deposit of 50% which needs to be provided when you return the booking form and this will be offset against your hire charge.**
- ❖ Tenancy begins and ends at midday or as near to that as is practical, however this does not apply if you are driving. If taking a vehicle you must comply with the Forestry access times detailed on page 4. You will be advised if other people are travelling to, or from, the cottage at the same time as you so that traveling times can be coordinated to minimise costs to all parties.
- ❖ A maximum of 7 people can be accommodated within the cottage itself if the emergency sofa in the lounge is used. Of course tents on the grounds will allow the capacity to swell!
- ❖ The Greater Wellington Regional Council reviews these costs on a yearly basis.

## BOOKINGS

Bookings are made on a “first come, first served” basis, with members of the **Greater Wellington Region** having a priority. As we have to manage bookings whenever demand is heavy, we have resolved that over the busy 1st November to 29th February period, the maximum stay will be **two (2) weeks**. The procedure for that busy season means that we will require people to **book no later than July** (so that those needing to take advantage of Ferry discounts over the busy Christmas New Year Season can book) and if there are more bookings than available spaces, a ballot system will be introduced.

## QUESTIONNAIRE

A questionnaire **must be** completed by each party and returned to the Administrator within one week of using the cottage, as this necessary information assists us in arranging any necessary repairs. It will also ensure you are not liable for someone else’s mess or damage.

This Publication has been prepared by the Staff of NZNO and any errors or omissions are our responsibility. We do not accept any liability for damage or losses incurred by tenants using our Holiday Home.

As in all these matters, your constructive feedback on your experiences is appreciated so that we may improve the experience for our members and their whanau.



## Emergency Information

### Coastguard Jetty Number

# Q5359

Coastguard Marlborough has started a scheme whereby you phone

## 111

and advise them of your Jetty Number (above) and that will direct emergency services exactly to the Cottage's Jetty and location (if a helicopter or land services are needed) to respond. There is a reflective Jetty Number mounted on our Jetty as well. Just say:

- Caller's name
- The Jetty number
- Opuā Bay, Marlborough Sounds
- What the problem is
- What help is needed
- Contact Phone number - **either your cell or landline 03-579-9491**
- **If you can safely do it, please send a responsible person to the Jetty to give directions to the responding boat.**

*There should also be a Green Card mounted above the phone with details of what information you need to give the Operator (as above).*

