



HERITAGE NEW ZEALAND
POUHERE TAONGA

New Zealand Heritage List/Rārangi Kōrero – Report for a Historic Place **Seddon House Site, KUMARA (List No. 9864, Category 1)**



Seddon House Site, Kumara, Robyn Burgess, 23 September 2022, Heritage New Zealand Pouhere Taonga

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Last amended 14 April 2023
Heritage New Zealand Pouhere Taonga

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Please note that entry on the New Zealand Heritage List/Rārangi Kōrero identifies only the heritage values of the property concerned, and should not be construed as advice on the state of the property, or as a comment of its soundness or safety, including in regard to earthquake risk, safety in the event of fire, or insanitary conditions.

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EXECUTIVE SUMMARY

Purpose of this report

The purpose of this report is to provide evidence to support the inclusion of Seddon House Site in the New Zealand Heritage List/Rārangī Kōrero as a Category 1 historic place.

Summary

The Seddon House Site historic reserve at 740-742 Otira Highway, Kumara, comprises a grassy open site and archaeological remains which mark where Richard John Seddon, well-known characterful Premier of New Zealand from 1893 to 1906, lived with his family from the late 1870s through until 1895. Seddon first lived at his Queen's Hotel which had stood at the eastern part of the site, and later, from circa 1887 in their timber villa they had built. While the hotel is little more than a grassed area with a few stones peeping through, more extensive foundations of the villa remain and, over the years, the place has been somewhat revered as Seddon's House Site despite the lack of any standing buildings. The place is significant for its close connection and continued symbolic association with a longstanding leader remembered for his populist style of leadership at a time of major reforms. Seddon House Site has archaeological, historical and social values and its history of protection and community consciousness shows that it is held in public esteem. Both its tangible and intangible values provide potential for public education to encourage consideration of the layered stories of this influential but somewhat controversial figure in New Zealand's political history.

Te Rūnanga o Ngāti Waewae is based at Arahura, a short distance from Hokitika on Te Tai o Poutini/West Coast. About 13 kilometres directly to the north-east from Arahura Marae is the gold rush township of Kumara, which was established in 1876 and mis-named after Kohimara, the native convolvulus known to bloom near the mouth of the nearby Taramakau River. After arriving in Kumara in 1876 to stake a gold claim, Seddon ran a general store and established his hotel (Seddon's Hotel also known as Queen's Hotel) at the south-eastern part of the Seddon House Site, where he lived until circa 1887 when his family home was built next door. He proved a better advocate than a businessman, however, earning his main living as an unqualified lawyer for miners in the Warden's Court. Seddon identified closely with the miners and other working people and was a staunch supporter of the West Coast. He was the first mayor of Kumara in 1877 and soon moved into national politics. Seddon was elected as Member of Parliament for Hokitika in 1879 and for Kumara in 1881, based at the Queen's Hotel. In circa 1887, when the family moved to the newly-built villa next door, 'Eccleston', Seddon

operated out of an office in its front room. From 1890, he represented Westland, becoming Premier in the Liberal Government in 1893 until his death in 1906.

The 1,725 square metre site is an open, mostly flat, grassed reserve, with a low post and rail fence along the 49 metres fronting the southern side of the main road coming into Kumara from the east. At the centre and west of the reserve are stone chimney bases, firebricks and foundation remains of Seddon's house, a tall mature cypress tree, around which other vegetation is growing, including a holly bush, and a white painted concrete plinth with plaque acknowledging that 'Richard John Seddon, Premier of New Zealand 1893-1906 had his home on this site until he moved to Wellington in 1895'. The eastern part of the Seddon House Site is an L-shaped open grassy area, around 900 square metres, mostly bare except for a roughly two metre square clump of different sized stones and a few other individual stones flush with the grass, and an old tree stump that is now fern-covered. Facing the road are two interpretation panels – one at the western end briefly summarising Seddon's life and political career and the other, at the eastern end, containing information about the Queen's Hotel and the Cobb & Co. coaches that stopped there.

Seddon and his family shifted to Wellington in 1895 but the Kumara property remained in Seddon's ownership. When Seddon died suddenly while still in office in 1906, newspapers around the country wrote extensive obituaries covering aspects of his life and frequently images and information about his Kumara villa were featured. Although both the building formerly known as Queen's Hotel and Seddon's villa were demolished in 1913, the connection of Kumara as Seddon's town and the site as where Seddon lived and operated has remained in people's consciousness. It was created a historic reserve, under the control and management of the New Zealand Historic Places Trust (now Heritage New Zealand Pouhere Taonga) in 1976 and this was increased in size in the 1980s.

1. IDENTIFICATION¹

1.1. Name of Place

Name

Seddon House Site

Other Names

Seddon's House Site

Seddon House and Hotel/Store Site

¹ This section is supplemented by visual aids in Appendix 1 of the report.

Seddon House Historic Reserve
Eccleston

1.2. Location Information

Address

740-742 Otira Highway (State Highway 73), KUMARA

Local Authority

Westland District Council

1.3. Legal Description

Seddon House Historic Reserve (NZGZ 1981, p. 24; NZGZ 1988, p. 2396 and NZGZ 1989, p. 5301), Westland Land District

1.4. Extent of List Entry

Extent includes the land described as Seddon House Historic Reserve (NZGZ 1981, p. 24; NZGZ 1988, p. 2396 and NZGZ 1989, p. 5301), Westland Land District and the structures known as Seddon House Site thereon. (Refer to map in Appendix 1 of the List entry report for further information).

1.5. Eligibility

There is sufficient information included in this report to identify this place. This place is physically eligible for consideration as a historic place. It consists of land, an archaeological site and part of a ruinous structure fixed to land which lies within the territorial limits of New Zealand.

1.6. Existing Heritage Recognition

Local Authority and Regional Authority Plan Scheduling

Not scheduled in Westland District Plan Operative 1 June 2002

Reserve

This place is part of a historic reserve: Seddon House Historic Reserve (NZGZ 1981, p. 24; NZGZ 1988, p. 2396 and NZGZ 1989, p. 5301), Westland Land District

New Zealand Archaeological Association Site Recording Scheme

This place or sites within this place have been recorded by the New Zealand Archaeological Association. The reference is J32/352.

2. SUPPORTING INFORMATION

2.1. Historical Information

Arahura and Te Tai o Poutini

Te Rūnanga o Ngāti Waewae is based at Arahura, a short distance from Hokitika on Te Tai o Poutini, the West Coast. Tūhuru was a chief of Ngāti Waewae, a hapu of Ngāi Tahu. He reached adulthood during a turbulent period in the Māori history of the South Island. In the eighteenth century Ngāi Tahu from Canterbury went to the source of greenstone in the Arahura and Mawhera (Grey) regions of the West Coast, and fought with the local people, Ngāti Wairangi. The final defeat of Ngāti Wairangi took place in the Paparoa Range, after which a meeting of Tūhuru and his party was held at Rūnanga. Tūhuru and his people established a new pa at Mawhera and settled there. They were known as Poutini Ngāi Tahu, the Ngāi Tahu people of the West Coast.²

The Arahura River was an important source of pounamu and permanent settlements and camps were evident when the explorer Charles Heaphy came to the West Coast in 1846.³ When surveyor Arthur Dudley Dobson surveyed the area now known as Kumara in 1864, he observed the native clematis, tātārāmoa, in full bloom near the mouth of the Taramakau River and his Māori assistants explained that its flower was called kohimara. Dobson therefore called the area Kohimara, after this native flower. While this name was later corrupted to Kumara by the early Pākehā when creating the gold-rush town, the connection with the white bush clematis continued to be recognised by the pioneers who specifically included it in the Kumara Borough Council coat of arms.⁴

² Papatipu Rūnanga information on Ngāi Tahu website: <https://ngaitahu.iwi.nz/te-runanga-o-ngai-tahu/papatipu-runanga/ngati-waewae/> (accessed 28 Oct. 2022)

³ Les Richardson, *People and Place: The West Coast of New Zealand's South Island in History and Literature*, 2020, p.35.

⁴ *Kā Huru Manu, Ngāi Tahu Cultural Atlas*, citing Taylor, W.A. (1952) *Lore and history of the South Island Māori*, p. 178; *Otago Daily Times*, 6 Oct. 1876, p. 2; *Timaru Herald*, 18 Oct. 1876, p. 6.

Gold Rush Era

Two local Māori Haimona Tuangau and Iwikau Te Aika (Simon and Samuel) made the first gold discovery at 'Greenstone Creek', a tributary of the Taramakau River, which soon sparked the West Coast gold rush. While levering a pounamu boulder out of this creek in January 1864 they found nuggety gold lying on the bottom of the crater left by their pounamu. Credit for first discovering gold was wrongly given to Albert Hunt.⁵

The 'Teremakau Rush' (*sic*) or 'Kumara Rush' began later, in 1876, although a party of miners had been working quietly in the immediate locality for some years before this.⁶ Richard John Seddon was soon in the know and became involved from early on.⁷

By the middle of 1876, a site was selected for the new township, on the side of the main road, near Stewart's accommodation house.⁸ Suggestions for the town's name included Seddowntown and Houlahanville but, by June 1876, the name Kumara was settled on.⁹ The town sprang up quickly. In October 1876 Kumara was described as having 'a straight street half a mile in length forming part of the main Greymouth and Hokitika road, lined on the west side and partly on the east side with stores and hotels of iron and wood, of all sizes, some finished, others in various stages of completion, and at right angles to that another long street (Seddon street), striking off to the east and leading to the claims. This street, although not the principal business one, is also half a mile long, and has its eastern half pretty well taken up by business premises, built, building or projected.'¹⁰

Richard John Seddon

Kumara's history is inextricably associated with Richard John Seddon. Born at Eccleston, Lancashire, England, on 22 June 1845, Seddon left school at age 12 and worked on his paternal grandfather's farm.¹¹ He later went on to study engineering, although it is not clear

⁵ Paul Madgwick, pers. comm. to Nigel Harris, 2022.

⁶ James Drummond, *The Life and Work of Richard John Seddon*, 1907, p. 14, states gold was discovered inadvertently by a gang of men erecting an illicit whisky still in 1874, but the Teremakau or Kumara Rush wasn't reported in the newspapers until 1876, for example *Otago Witness*, 10 Jun. 1876, p. 16; *Timaru Herald*, 18 Oct. 1876, p. 6.

⁷ Drummond, 1907, p. 14.

⁸ *Globe*, 6 Jun. 1876, p. 2.

⁹ *West Coast Times*, 19 Jun. 1876, p. 2.

¹⁰ *Timaru Herald*, 18 Oct. 1876, p. 6.

¹¹ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

if he completed his apprenticeship.¹² He emigrated to Melbourne in 1863, working first at Victorian government railway workshops and later prospecting on the Bendigo goldfields.¹³ Seddon's engagement to Louisa Jane Spotswood in Melbourne in 1865 or early 1866 was not supported by her family until he could improve his prospects and so in February 1866 he sailed for Hokitika, New Zealand, to join his uncle Nathan Seddon at the Waimea gold diggings.¹⁴ Seddon prospered through mining activities, enabling him to open stores at Big Dam and elsewhere and, by early 1869, he had returned to Melbourne to marry Louisa, who had waited three years for him.¹⁵ The couple left for the West Coast of New Zealand, settling at Big Dam, only a few kilometres north of the Arahura River, where he expanded his store to sell retail liquor.¹⁶ Louisa converted the back of the store into a home and the Seddons began raising their first five children, all daughters, there.¹⁷

Seddon liked being in the limelight. He was involved in the Arahura Road Board from 1870, being its chairman in 1872, 1875, 1879 and 1880.¹⁸ In 1874 he was elected to the Westland Provincial Council for Arahura and in 1876 he was elected to the Westland County Council.

Seddon was involved in the Kumara goldfield early and he and several partners had staked a claim by June 1876.¹⁹ He was instrumental in how the new township was laid out, as a proper township under the Mining Act, his idea being that it follow the layout of Melbourne's central city instead of the more typical *ad hoc* street layout of other recent gold rush towns in New Zealand.²⁰ By July 1876 Seddon was acting as a mining advocate at the Wardens Courts.²¹ His advocacy skills helped him gain the land on the street named after him, Seddon

¹² David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

¹³ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

¹⁴ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

¹⁵ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

¹⁶ *Press*, 13 Dec. 1934, p. 5.

¹⁷ Tom Brooking, *Richard Seddon: King of God's Own, The Life and Times of New Zealand's Longest serving Prime Minister*, 2014, p. 37.

¹⁸ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

¹⁹ R. M. Burdon, *King Dick: A biography of Richard John Seddon*, 1955, p. 32.

²⁰ Drummond, James, *The Life and Work of Richard John Seddon*, 1907, p. 14; David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022)

²¹ *West Coast Times*, 24 Jul. 1876, p. 1.

Street, on which he built his store/hotel and, later in circa 1887, his family villa. As early as July 1876 Seddon was advertising that he'd opened a general store in Kumara, 'where every conceivable article may be obtained' and the 'highest price given for gold'.²² He transferred the licence of his Queen's Hotel at Big Dam to his new place at Kumara.²³ Until around 1887 the hotel was both the family home and the centre of his political life and involvement in community affairs.²⁴

Queen's Hotel was a place of great celebration when Seddon was elected the first Mayor of Kumara in 1877.²⁵ His election as mayor came at a time when his business affairs were at a low ebb. Relatives took over the running of his hotel and Seddon increased his warden's court work.²⁶ After his mayoral term came to an end in 1878, Seddon continued to serve as a councillor on the Kumara Borough Council.²⁷

In Kumara, the Seddon family continued to grow in size. Of their 11 children, nine survived into adulthood and all were born on the West Coast, and six appear to have been born in Kumara itself. For around a decade, the family lived in the house known as Queen's Hotel, which had rooms for the family as well as seven for hotel guests.²⁸ Seddon's son Thomas was born at the hotel in 1884 and recalled in his autobiography their lively time at Queen's Hotel in the 1880s, with the comings and goings of the bustling town.²⁹ Cobb & Co coaches brought the local mail and travellers to the hotel, 'cheery banter would pass between greeting friends and stiff and tired travellers'.³⁰ The front parlour of the hotel was a place for politics, gossip

²² *West Coast Times*, 24 Jul. 1876, p. 1 and 12 Oct. 1876, p. 3.

²³ R.J. Seddon had Queen's Hotel at Big Dam in 1875 (*West Coast Times*, 22 May 1875, p. 3) and by February 1877 he had a hotel in Kumara (*Grey River Argus*, 10 Feb. 1877, p. 3) and the *Kumara Times* in 29 Jun. 1877, p. 2 reported the renewal of the licence of R.J. Seddon's Queen's Hotel on Seddon Street in Kumara; Burdon, 1955, pp. 32-33. In the *Kumara Times*, 2 Jul. 1877, p. 3 there are advertisements mentioning Seddon's Hotel and Mr Seddon's Store.

²⁴ By 1880 references to 'Mr Seddon's residence, Kumara' as well as 'Seddon's Queen's Hotel' appear in numerous advertisements, for example, *West Coast Times*, 23 Sep. 1880, p. 3 and *Kumara Times*, 6 May 1885, p. 3; T.E.Y. Seddon, *The Seddons: An Autobiography*, 1968, p. 9; David Hamer. 'Seddon, Richard John', *Dictionary of New Zealand Biography*, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022).

²⁵ *Cromwell Argus*, 4 Sep. 1877, p. 6.

²⁶ *Kumara Times*, 13 May 1882, p. 3; David Hamer. 'Seddon, Richard John', *Dictionary of New Zealand Biography*, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 21 October 2022). In 1886, the licence for the Queen's Hotel was with Nathan Seddon but after his death in late 1885, it was transferred to Seddon's cousin, Nathan Rothwell, *Kumara Times*, 8 Mar. 1886, p. 2 and 13 Aug. 1888, p. 3; Brooking, p. 38..

²⁷ *Kumara Times*, 19 Dec. 1878, p.2; Burdon, 1955, p. 57.

²⁸ *Kumara Times*, 13 May 1882, p. 3.

²⁹ *Kumara Times*, 3 Jul. 1884, p. 2; Seddon, T.E.Y., 'The Seddons: An Autobiography', 1968.

³⁰ *Kumara Times*, 19 Apr. 1888, p. 3; The Cobb and Co Stables were on Fifth Street, behind the Seddon home; T.E.Y. Seddon,

and music. The Seddons shifted from the hotel in circa 1887, when their new home was built next door.³¹



Figure 1. Coach outside Queens Hotel, Kumara, Rountree collection, Canterbury Museum, Ref. 19XX.2.3054 [Note the Cobb & Co signwriting in the window to the right of the hotel door, and in the background to the right is the Seddon family villa]

Seddon's House - Eccleston

The new house was named Eccleston, after Seddon's hometown, Eccleston in Lancashire, England.³² Young Tom described how the transfer of the Seddon household 'across the lane' from the Queen's Hotel to their new home was the most exciting event in his early life.³³ His early memories of first living at the hotel and then the family moving across the lane to their new house implies that he would have been at least a few years' old by the time they moved

The Seddons: An Autobiography, 1968.

³¹ Brooking, 2014, p. 46. From July 1887 and in following months Seddon is advertising that he has resumed practice as mining advocate – notably the address given is No. 11 Seddon Street, Kumara. This appears to be the first time number 11 is mentioned and supports the supposition that the family moved into their new house at this date. Certificate of Title CB3B/587 shows Richard John Seddon owned Sections 11, 12 and 37 and No. 11 Seddon Street is likely to refer to that Section 11. T.E.Y. Seddon, *The Seddons: An Autobiography*, 1968.

³² *Lyttelton Times*, 17 Feb. 1898, p. 2; Unpublished album 'Louisa Seddon, wife of Richard John Seddon, and their daughters' copy held at Kumara Theatre Royal, April 2015, 2nd edition.

³³ T. E. Y. Seddon, *The Seddons: An Autobiography*, 1968, p. 13.

in, suggesting that the new house wasn't built until later in the 1880s. Tom then lived in the house until he was 11 and had a very clear memory of it, providing the following description in his autobiography:

'It stood well back from Seddon Street, a white picket fence defining the front of the property. Viewing the house from the road, you saw on the left a large window that looked into my father's office. Here he kept his library books and papers. There was a side entrance to the office and hither came clients to put their cases before him in his capacity as Miners' Advocate. There was always a stream of people to see him about mining-law problems and claims but more to see him about electorate and political matters. In later years, I remember him working at his table in that office with two secretaries, both toiling strenuously, the typewriter pulsing like a weaver's shuttle, my father dictating messages while telegraph messengers, moving to and from the local Post Office, kept our part of the town in a whirl and the little Post Office in a tumult.

The house was a large one, with five bedrooms, one for my parents, one for my brothers, Dick and Stuart, one for me, two for my sisters and a guest-room, a drawing-room with a piano and an organ where my sisters had musical evenings and the church choir special rehearsals, the large dining-room and a kitchen. Like the drawing-room and my parents' bedroom, the dining room contained a large fireplace. ...

Our cooking was done on a coal-range in the kitchen; in front of this was a fire-guard usually covered with clothes drying and airing, and under the same roof was an alcove containing a large copper where the clothes were washed. Along the north side of the house was a glasshouse where my father grew tomatoes and cultivated geraniums in pots. ...

The dairy, a cool building shaded by a pine-tree, stood near the house. On a bench which extended along the interior stood large shallow metal dishes in which the milk was placed. Behind the dairy was the vegetable garden and the poultry yard. At one side of the yard was the stable, the buggy-house, the fowl-house, the cowshed and a sty for our pig.'³⁴

Tom Seddon also recalled that New Year's celebrations in Kumara always seemed to finish at the Seddon home, with colourful round Chinese lanterns hanging from the verandah and the Kumara band playing lively tunes in front of the house.³⁵ The Seddons would supply refreshments to the townsfolk.³⁶

³⁴ T. E. Y. Seddon, *The Seddons: An Autobiography*, 1968, pp. 13-14.

³⁵ T.E.Y. Seddon, *The Seddons: An Autobiography*, 1968, p. 33.

³⁶ T.E.Y. Seddon, *The Seddons: An Autobiography*, 1968, p. 33.



Figure 2. Image showing Louisa Seddon and children outside their Kumara house, 'Eccleston', in June 1893. From Photo Book by Bridget Daldy, 'Louisa Seddon, wife of Richard John Seddon, and their daughters', unpublished, April 2015, 2nd ed. ³⁷

Seddon the Politician

After standing for Parliament unsuccessfully in Hokitika in 1876, Seddon stood for Hokitika again in 1879 and this time was elected.³⁸ On the West Coast, he was soon generally well supported and at times was feted on return to Kumara from parliamentary duties.³⁹

In 1881 he won the election for the new seat of Kumara, albeit by a narrow margin, and retained it until 1890.⁴⁰ From 1890 he represented Westland. Premier John Ballance died in 1893 and Seddon became the second Liberal Premier of New Zealand on 1 May 1893. When Seddon became Premier in 1893, a number of major reforms had already been made or were in the process of being formulated, even if he wasn't always totally in favour.⁴¹ To his disapproval and dismay, Seddon was obliged to fulfil the obligations already in chain regarding a bill for women's suffrage which passed as the new Electoral Act in September 1893.⁴² Nevertheless, at the same time, he skilfully handled a controversial liquor licensing issue by introducing the Alcoholic Liquors Sale Control Bill which passed in October 1893. He

³⁷ Copy held at Kumara Theatre Royal. Bridget Daldy is the Great Granddaughter of Louisa and Richard Seddon.

³⁸ <http://www.teara.govt.nz/en/biographies/2s11/seddon-richard-john>

³⁹ *Taranaki Herald*, 8 Sep. 1880, p. 2.

⁴⁰ <http://www.teara.govt.nz/en/biographies/2s11/seddon-richard-john>

⁴¹ <http://www.teara.govt.nz/en/biographies/2s11/seddon-richard-john>

⁴² Burdon, 1955, p. 113.

also consolidated major Liberal reforms to land, labour and taxation that had previously been thwarted by the upper house.⁴³ These and other important reforms were enacted in the early years of his Premiership, when he was still partly living in Kumara. Others included the Government Advances to Settlers Act 1894 and the Industrial Conciliation and Arbitration Act 1894.⁴⁴

Always a strong supporter of the West Coast, Seddon's stance transitioned from intensely parochial politics in the 1880s to support for 'state socialism' in the 1890s.⁴⁵ From the early 1890s, Seddon dominated New Zealand Politics. Although he was often referred to as 'King Dick', Seddon promoted himself as a man of the people. He was a man with a vision, and a dominating, no-nonsense style of leadership and is widely regarded as the man who brought to life much of the reformist legislation that Ballance envisioned. He was an ardent imperialist, promoting New Zealand as the 'Britain of the South Pacific' and was instrumental in the annexation of Cook Islands and Niue to New Zealand in 1901.⁴⁶ Seddon maintained a high public profile by regularly touring the country, addressing meetings, hearing deputations and opening public works. He held numerous portfolios, including Minister of Mines from 1891. From 1893 until 1899 he was also Minister of Native (Māori) Affairs, with his attitude to Māori often being described as basically paternalistic, even though he used his powers of persuasion to obtain consent to the selling of land.⁴⁷ His visits to Māori enclaves, especially in the North Island were well-publicised and yet he evidently made little effort with local Māori located close-by at Arahura Pā.⁴⁸

The Liberal government that Seddon headed as Premier from 1893 established the tradition of state-supported welfare in New Zealand. The Old-age Pensions Act (1898) was one of the major achievements of his government, a ground-breaking piece of legislation based on the principle that the state had some responsibility for elderly citizens unable to provide for

⁴³ <https://nzhistory.govt.nz/richard-seddon-becomes-premier>

⁴⁴ <http://www.teara.govt.nz/en/biographies/2s11/seddon-richard-john>

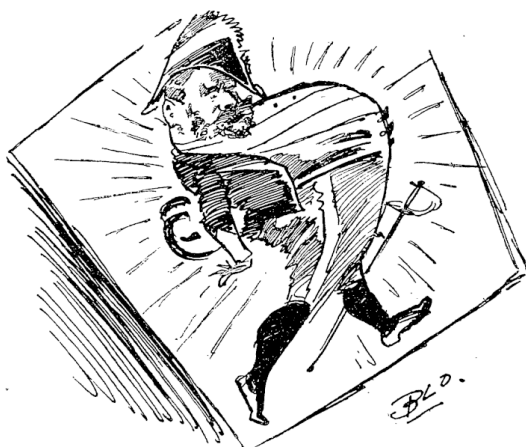
⁴⁵ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 8 November 2022)

⁴⁶ 'Richard Seddon', URL: <https://nzhistory.govt.nz/people/richard-seddon>, (Ministry for Culture and Heritage), updated 8-Nov-2017

⁴⁷ David Hamer. 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 10 November 2022)

⁴⁸ 'Richard Seddon', URL: <https://nzhistory.govt.nz/people/richard-seddon>, (Ministry for Culture and Heritage), updated 8-Nov-2017; Paul Madgwick, Poutini Ngai Tahu historian, pers. comm. 4 Nov. 2020.

themselves.⁴⁹ While not coming into law until November 1898, after the Seddons had moved to Wellington, this was a reform he had been promoting for many years.⁵⁰ The reform reflected Seddon and his wife, Louisa's, long-standing concern for the welfare of ex-miners on the West Coast.⁵¹ Other reforms that came in after the family moved from Kumara also convey the interests of Seddon and his Liberal government. They include the Workers' Dwellings Act of 1905, which provided for public housing for citizens, and the Advances to Workers Act of 1906, which provided cheap finance for workers to build or buy a home, setting the scene for New Zealand's international reputation as a social laboratory.



**The chosen one of Kumara,
He's Richard Seddon, M.H.R. ;
With portly mien and thundering voice
He justifies the digger's choice.**

**Right Hon'ble Richard Seddon see,
A P.C. and an LL.D. ;
In full Court uniform he's dressed,
And struts about and swells his chest.**

Figure 3. One of the many caricatures of Richard Seddon. Observer, 10 Jul. 1897, p.12

Seddon's stint working in Australia on the railways and his two decades on the West Coast as a gold miner and publican strongly influenced his outlook and his appreciation of the importance of large-scale public works.⁵²

⁴⁹ 'Old-age Pensions Act becomes law', URL: <https://nzhistory.govt.nz/old-age-pensions-act-passes-into-law>, (Ministry for Culture and Heritage), updated 9-Sep-2020

⁵⁰ For example, *Auckland Star*, 7 Apr. 1894, p. 5; *Bruce Herald*, 1 Jun. 1894, p. 1; *Poverty Bay Herald*, 3 Oct. 1894, p. 2; *West Coast Times*, 24 Nov. 1897, p. 3; *Wanganui Herald*, 4 Apr. 1902, p. 2; *Thames Star*, 13 Jun. 1906, p. 2.

⁵¹ David Hamer. 'Seddon, Richard John', *Dictionary of New Zealand Biography*, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 10 November 2022)

⁵² Richard Shaw, 'Public service - Political control', Te Ara - the Encyclopedia of New Zealand, <http://www.TeAra.govt.nz/en/photograph/33016/richard-seddon-opening-a-railway-line-1906> (accessed 14 April 2023)

Seddon had a populist humanitarian style of leadership but he was far from flawless. He did not have a strong relationship with Poutini Ngāi Tahu, despite Arahura Pā being situated close to where he worked and lived for many years. In addition, Seddon never made any pretence of believing in women's suffrage until many years after the Bill had finally passed.⁵³ Sir John Hall had been its chief protagonist in parliament but when Ballance died suddenly, it meant Seddon was obliged to fulfil the obligations regarding the suffrage Bill.⁵⁴ Seddon is said to have been dismayed when the Bill finally passed.⁵⁵ In later years, when speaking abroad, he praised New Zealand's great and successful experiment with women's suffrage.⁵⁶ Seddon also harboured ethnic prejudice and agitated to restrict Chinese immigration, increasing the poll tax from £10 to £100 in 1896.⁵⁷

From the early 1890s Seddon was frequently away from Kumara, mostly in Wellington, and often Louisa would join him. From 1895 the family moved permanently to Wellington, where they lived in a house owned by the government in Molesworth Street. Like their home in Kumara, it carried on the tradition of being a very political home with members of Parliament constantly calling in on business.⁵⁸ After Seddon's death, Louisa shifted to a house at 18 Golder's Hill, Wellington (later called Eccleston Hill), which she named Eccleston.

The Seddons returned regularly to Kumara for holidays, including the horse racing.⁵⁹ Seddon's house and his former hotel/store in Seddon Street continued to be a point of interest for visitors.⁶⁰ In 1898 the *Lyttelton Times* wrote about the Kumara goldfield and focussed on Seddon's former home as follows: 'At the further end of Seddon Street an object of paramount interest is the old store and hotel that used to be kept by him whom his fellow-colonists delight to honour as "King Dick". Next to it is "Eccleston", the snug modern villa residence of the Seddon family, vacant at present, but *not* "for sale", an indication that

⁵³ Burdon, 1955, p. 113.

⁵⁴ Burdon, 1955, p. 113.

⁵⁵ Burdon, 1955, p. 113.

⁵⁶ *New Zealand Herald*, 6 Oct. 1902, p. 6; Burdon, 1955, p. 120.

⁵⁷ *Thames Advertiser*, 9 Jul. 1880, p. 3; *Press*, 4 Jul. 1896, p. 6; 'Poll tax imposed on Chinese', URL: <https://nzhistory.govt.nz/poll-tax-imposed-on-chinese>, (Ministry for Culture and Heritage), updated 5-Oct-2021

⁵⁸ *Evening Post*, 23 Nov. 1931, p. 16; <http://www.teara.govt.nz/en/biographies/2s11/seddon-richard-john>

⁵⁹ *Auckland Star*, 12 Apr. 1892, p. 5 ('Mr Seddon spends the Easter holidays with his family at Kumara'); *Press*, 13 Dec. 1934, p. 5.

⁶⁰ *New Zealand Graphic*, 12 Jul. 1902, p. 92.

Kumara is still “home” to the Premier, no matter what gossip may assert as to his intentions upon the great metropolis of England.’⁶¹

When Premier Seddon died suddenly returning ‘for God’s own country’ from Australia in 1906, newspapers around the country wrote extensive obituaries covering aspects of his life and frequently images and information about Seddon’s Kumara villa were featured.⁶²

Seddon’s former hotel and villa became something of a drawcard, ‘the object of inquiry by all visitors and tourists to Kumara, and many is the kodak that has been snapped before them’.⁶³

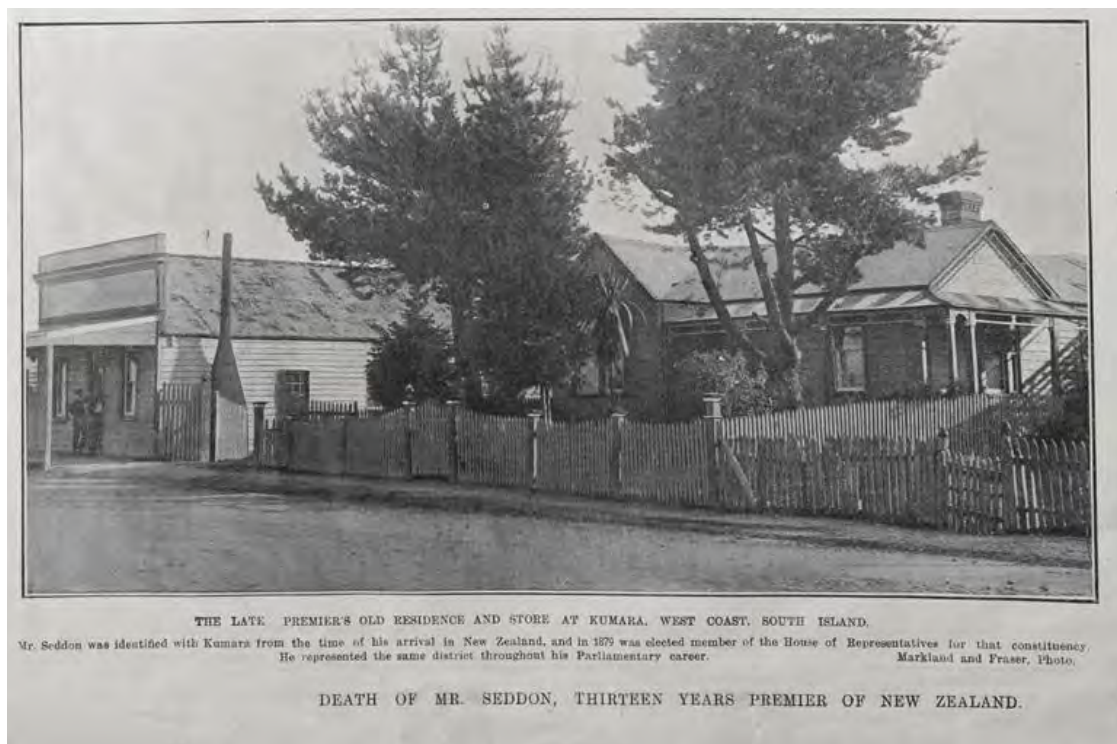


Figure 4. Auckland Weekly News, 28 June 1906, p. 4 showing ‘The Late Premier’s Old Residence and Store at Kumara, West Coast, South Island’ as part of a large spread following the death of Richard John Seddon.

⁶¹ *Lyttelton Times*, Feb. 1898, p. 2.

⁶² <https://nzhistory.govt.nz/richard-seddon-becomes-premier>

⁶³ *Auckland Star*, 4 Feb. 1913, p. 8.



Figure 5. Postcard 'P. Seddon's Old Home, Kumara, West Coast, NZ' (Antrim collection 6137, the postal date stamp on the reverse side of this used postcard appears to be Mar. 16 07 [1907]) [Note building or buildings at left].

However, by early 1913 the fate of the late R. J. Seddon's hotel and house in Kumara was already determined, with the *New Zealand Graphic* reporting '... that the hotel formerly owned by the late Mr Seddon and the adjoining dwelling house in which he and his family lived, are to be demolished'.⁶⁴ There was some dismay about this. 'This removal of the old home of the "great tribune", once so powerful in the country, seems to be a cutting away of the past with the present of Kumara', wrote one in February 1913.⁶⁵ In August 1913 an item was published in the paper lamenting the recent loss of the house: 'Formerly the pilgrim to Kumara never omitted to see the Seddon homestead, the house where the great man lived, and the adjoining building where he carried on his various businesses. Now all these have been demolished, and only a lone tree remains to mark the place "the king" had his beginnings'.⁶⁶ Some 'relics' of the Kumara home, such as the old door knocker, were forwarded to Mrs Seddon in Wellington.⁶⁷

The site's history was not forgotten. An incident, likely from the 1920s, recalled a world traveller making 'a special trip to Kumara for the express purpose of viewing the place which had once been the home of Mr Seddon. ... 'The visitor said he had visited many historic

⁶⁴ *Auckland Star*, 4 Feb. 1913, p. 8; *New Zealand Graphic*, 5 Mar. 1913, p. 29.

⁶⁵ *Hawera and Normanby Star*, 25 Feb. 1913, p. 4.

⁶⁶ *Evening Post*, 23 Aug. 1913, p. 10.

⁶⁷ *Hawera and Normanby Star*, 25 Feb. 1913, p. 4.

places throughout the world, but felt that the privilege of standing on the spot which had once been the home of Mr Seddon, to be one of his proudest moments'.⁶⁸ This was discussed in 1933, when the site was becoming overgrown with blackberries, and the suggestion was made to acquire Seddon's former house site to create a public memorial to Seddon in the form of a bowling green there.⁶⁹ While it appears this did not eventuate, it demonstrates early efforts to have the site memorialised. By the 1970s firmer moves were made for its protection.

Historic Reserve

In the early 1970s the Department of Lands and Survey considered a submission to create the Seddon Homestead Site Historic Reserve (Sec 968, already under Crown land ownership), the prime reason for establishing the reserve being 'to commemorate the site of the R.J. Seddon homestead'.⁷⁰ Part of Sections 11, 12 and 37 were transferred to the New Zealand Historic Places Trust in November 1973, and by 1976 they were appointed to control and manage the historic reserve in 1976.⁷¹ As well as the house foundations, two trees on the site thought to pre-date 1906 were to be retained.⁷²

The New Zealand Historic Places Trust bronze plaque (on concrete plinth) was unveiled at the site by Prime Minister Rt Hon. Sir Robert Muldoon on 7 November 1976 as part of the Westland County Council centennial celebrations.⁷³ The historic reserve was added to in the 1980s to create the now L-shaped land parcel.

Formal speeches took place at the site for the 2006 anniversary commemorations of Seddon's death.⁷⁴ Two interpretation signs and a picnic table have been added and the site continues to have lots of casual visitors.⁷⁵ Occasional events held at the site include

⁶⁸ *Grey River Argus*, 26 Jun. 1933, p. 8.

⁶⁹ *Grey River Argus*, 26 Jun. 1933, p. 8; *Star*, 29 Jun. 1933, p. 19.

⁷⁰ Letter from N.S. Coad, Director General of Department of Lands and Survey to New Zealand Historic Places Trust, Ref. 1/1425, 5 Dec. 1975, HNZPT File No. 13002-115.

⁷¹ Certificate of Title CB3B/587; Letter from N.S. Coad, Director General of Department of Lands and Survey to New Zealand Historic Places Trust, Ref. 1/1425, 5 Dec. 1975, HNZPT File No. 13002-115.

⁷² *Hokitika Guardian*, 5 Oct. 1971, p. 2.

⁷³ *Greymouth Evening Star*, 9 Nov. 1976; *New Zealand Listener*, 26 Feb. 1977, pp. 16-17; New Zealand Historic Places Trust Board Paper HP 149/1984, Heritage New Zealand File 13002-115.

⁷⁴ *West Coast Times*, 21 Jun. 2006, p. 3.

⁷⁵ A replacement metal picnic table on a concrete pad was installed in circa 2006, previously there had been a timber and metal one (HNZPT File 13002-115); Letter from W.R. Stewart to Heritage New Zealand, 5 Mar. 2014 notes 'it is an ideal spot for people to meet in groups, parents and children to stretch their legs and give their dog a run and to see a photo of the family and read about [Seddon's] political life ... the picnic table is in constant use.' (HNZPT File 13002-115).

celebrations associated with Westland's 150th anniversary, and the unveiling of interpretation panel about Queen's Hotel to mark the 150th anniversary of Seddon's arrival on the West Coast in 1866.⁷⁶ Informal records show that visitation to look at the information board in 2011 comprised a minimum of five cars per day, in addition to foot traffic.⁷⁷

Seddon Family ('More than Seddon')

In their political household, Seddon was surrounded by his active and large family. Richard and Louisa's children were Jane Anne (1870-1955), Phoebe Alicia (1871-1944), Louisa Jane (Louie) (1872-1957), Mary Stuart (1874-1946), Catherine Youd (Katie) (1876-1877), Catherine Youd (1878-1881), Elizabeth May (May) (1880-1960), Richard John Spotswood (1881-1918 in WWI), Thomas Edward Youd (T.E.Y.) (1884-1972), John Stuart Spotswood (Stuart) (1887-1969), Rubi Jessie (1889-1956).⁷⁸ Their first five children were born at Big Dam/Goldsborough, the next six at Kumara. Two of their daughters, both named Catherine Youd Lindsay, died in infancy in Kumara.⁷⁹



Figure 6. Seddon family members on the verandah of their villa, 'Eccleston', Kumara. Back: unknown (or Jane?), Elizabeth May, Louisa Jane (Louie) and Phoebe. Front: Tom, Louisa (Mrs Seddon), Rubi and John Stuart (Stuart). Early 1890s. From Photo Book by Bridget Daldy, 'Louisa Seddon, wife of Richard John Seddon, and their daughters', unpublished, April 2015, 2nd ed.

⁷⁶ *West Coast Messenger*, 23 Nov. 2016, p. 2.

⁷⁷ Letter from site neighbour, Bill Stewart, Kumara to New Zealand Historic Places Trust, May 2011.

⁷⁸ New Zealand Grave Index lists Jane Anne's death as 20 August 1955, Christchurch. Buried at St Mary's Anglican Church Cemetery.

⁷⁹ The first Catherine drowned in a tail race, aged 1 year 10 months (*West Coast Times*, 24 Oct. 1877). The Seddons' next child, a daughter, was born 5 months after this terrible accident and named after her sister. The second Catherine died in infancy from pneumonia aged 3 years in 1881 (*Kumara times*, 5 Jul. 1881, p. 2)

Louisa was busy raising children, running the house and was very active in the community. She also supported her husband and even claimed that he never made a major decision without first consulting her.⁸⁰ Tom Seddon recalled that when it was time to leave Kumara, '... my mother felt very keenly parting with her many friends. So many people looked to her for guidance and comfort... My mother would miss her church work. She would miss being my father's representative in the electorate in his absence. She would miss caring for the aged – the sick – the needy.'⁸¹ Indeed, the whole family was deeply connected to Kumara and all were upset when it came time to shift to Wellington.⁸²

Nine offspring lived until adulthood and, in many cases, went on to have careers of note. Son Richard John Spotswood Seddon died in France during World War One in 1918.⁸³ Tom (T.E.Y.) Seddon succeeded his father as Member of Parliament for Westland. Elizabeth May Gilmer (née Seddon, known as May) became a noted community worker, local politician (Wellington), and conservationist, serving a wide array of welfare and women's organisations and becoming the first New Zealand woman to be awarded a Knighthood.⁸⁴



Figure 7. Members of the Seddon family with items presented to Richard Seddon, taken circa 1898 (after their shift to Wellington) by an unknown photographer. Back, left to right: Richard John Spotswood, Mary Stuart Carlton, Louisa Jane Spotswood, Elizabeth May. Front, from left: Phoebe Alicia, Louisa Jane, Rubi Jessie, Thomas Edward Youd, John Stuart Spotswood, Richard John, Jane Ann. Alexander Turnbull Library, PA-Group-

00576: Donne, Anne, fl 1975: Photographs mainly of Richard John Seddon in New Zealand and the Pacific [This photograph would have been taken only a few years' after the family shifted to Wellington]

⁸⁰ Brooking, 2014, p. 36.

⁸¹ T.E.Y. Seddon, 1968, p. 45.

⁸² T.E.Y. Seddon, 1968, p. 45.

⁸³ URL: <https://mch.govt.nz/nz-identity-heritage/national-monuments-war-graves/seddon-memorial> (accessed 25 Oct. 2022)

⁸⁴ Bronwyn Labrum. 'Gilmer, Elizabeth May', Dictionary of New Zealand Biography, first published in 1998. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/4g9/gilmer-elizabeth-may> (accessed 22 November 2022)

Associated List Entries

Seddon Statue, HOKITIKA, List No. 4995

Seddon Statue, WELLINGTON, List No. 230

Seddon Memorial Technical College (Former), AUCKLAND, List No. 2614

Contextual Information – Memorials to Richard John Seddon

Richard John Seddon is recognised throughout New Zealand in various place names.

Seddonville, north of Westport, was named in the early 1890s.⁸⁵ The Marlborough town of Seddon was so-named in 1899 after the Starborough estate was bought by the Seddon-led Liberal government.⁸⁶ Following his death in 1906, Seddon was further memorialised in a variety of ways and places. Throughout New Zealand, there are numerous Seddon Streets, Roads, Avenues and Crescents, as well as a Seddon Rise (Gisborne) and Seddon Square (Waimate).⁸⁷ The cricket oval, Seddon Park, in Hamilton was so-named in 1906. In Hokitika, a larger-than-life-sized statue of Seddon stands immediately in front of the main entrance to the Hokitika Government Building on Sewell Street. Later, in 1915, another large statue of Seddon, the politician in action, was erected in front of Parliament in Wellington. Other memorials include Seddon Memorial Children's Ward at Timaru hospital and the Seddon Memorial Medal (Grey Education Board examination).⁸⁸ In 1909 a monument was erected at Royal Oak in Onehunga which functioned as a shelter, post office, drinking fountain and light-stand.⁸⁹ It was opened in July 1909 but was removed in 1947.⁹⁰ Another public drinking fountain, with gas lights above it, was the Ohinemuri Seddon Memorial erected in Waihi in circa 1910.⁹¹ A bust of Richard John Seddon on a pedestal previously sat in the middle of the reading room at the General Assembly Library, Wellington.⁹² The Richard John Seddon Memorial at Bolton Street Cemetery in Wellington stands tall above the Seddon family tomb containing the remains of Rt. Hon. Richard Seddon (1845-1906), Mrs Louisa Seddon (1851-1931), daughter Mary Stuart Hay and a memorial to their son Richard John Spotswood

⁸⁵ *Otago Daily Times*, 24 Jun. 1893, p. 1.

⁸⁶ *Otago Witness*, 24 Aug. 1899, p. 40.

⁸⁷ Brooking, 2014, p. 417.

⁸⁸ *West Coast Times*, 7 Sep. 1907, p. 2; *Otago Witness*, 14 Oct. 1908, p.47; *Grey River Argus*, 19 Jan. 1912;

⁸⁹ *New Zealand Times*, 8 Jul. 1909, p. 5.

⁹⁰ URL: <https://teara.govt.nz/en/photograph/32553/unveiling-the-seddon-memorial-royal-oak-1909> (accessed 1 Apr. 2021).

⁹¹ URL: <https://teara.govt.nz/en/photograph/24437/drinking-fountain> (accessed 1 Apr. 2021), and <http://www.ohinemuri.org.nz/journals/45-journal-19-june-1975/872-waihi-seddon-memorial> (accessed 1 Apr. 2021).

⁹² Reading room of the General Assembly Library, Wellington, Smith, Sydney Charles, 1888-1972, National Library of New Zealand, URL: <https://natlib.govt.nz/records/23108421> (accessed Sep. 2022).

Seddon who was killed in France in 1918.⁹³ Hokitika's Government Building – the 'new public buildings' – were described in 1908 as a legacy left by the late Premier of Westland, having been promised by him before his death.⁹⁴



Figure 8. Left: Seddon Statue, Parliament Grounds, Wellington and Right: Richard John Seddon Memorial, Bolton Street Cemetery, Wellington (R. Burgess, 23 November 2020, Heritage New Zealand Pouhere Taonga)



Figure 9. Left: Seddon Statue outside Hokitika Government Building (Dave Margetts, 4 Aug. 2017, Heritage New Zealand Pouhere Taonga), Right: Seddon Memorial Technical College, Auckland (Martin Jones, 27 Nov. 2015, Heritage New Zealand Pouhere Taonga)

⁹³ URL: <https://mch.govt.nz/nz-identity-heritage/national-monuments-war-graves/seddon-memorial> (accessed 25 Oct. 2022)

⁹⁴ *West Coast Times*, 31 Jan. 1908, p. 3.

The Seddon House Site in Kumara is different from those official memorials because it is an archaeological site, with little left but foundations and a tree surviving from the place where the family lived in the late nineteenth century. It is these evocative archaeological remains combined with historical intangible values that led to the site being created into the Seddon House Site historic reserve. It reflects Seddon's inextricable connection with Kumara, and the town's continued celebration of its place in political history.

In Wellington, the large Seddon family and entourage lived at a two storeyed timber ministerial residence, owned by the government, at 47 Molesworth Street.⁹⁵ Many images of this appeared, showing it as Premier Seddon's house, in the first decade of the twentieth century.⁹⁶ That building, which stood at 47 Molesworth Street, was where Seddon and his family were residing at the time of his death. It was later used as a men's accommodation hostel for the Post Office and then demolished, along with other houses, to make way for the Wellington Cathedral of St Paul, construction of which began in 1954.⁹⁷



Mr. Seddon's Residence in Molesworth Street, Wellington.

Figure 10. Published in James Drummond's, *The Life and Work of Richard John Seddon*, 1907, p. 369.

⁹⁵ *New Zealand Mail*, 8 Feb. 1905, p. 40 and 20 Jun. 1906, p. 44; *Greymouth Evening Star*, 27 Jun. 1906, p. 3; *New Zealand Herald*, 9 Jul. 1930, p. 13.

⁹⁶ <https://digitalnz.org/records/43349053/the-premiers-residence-molesworth-street-wellington>

⁹⁷ Interior of the boarding house in Molesworth Street, Wellington, formerly the home of the Premier, Richard Seddon. *Evening post* (Newspaper. 1865-2002), Ref: EP/1955/2854-F. Alexander Turnbull Library, Wellington, New Zealand. /records/22681596

After Seddon's death, in around 1907, Louisa Seddon and some family members shifted to a large house at 18 Golder's Hill, Wellington (renamed Eccleston Hill in 1927).⁹⁸ This residence, also named 'Eccleston', like the Kumara house, was accessed from Hill Street, Eccleston Hill and Molesworth Street and was advertised for sale after Louisa's death in 1931.⁹⁹

2.2. Physical Information

Current Description

The 1,725 square metre site is an open mostly flat grassed reserve, with a low post and rail fence along the 49 metres fronting the southern side of the main road coming into Kumara from the east. The main frontage is aligned west-north-west, but for the purposes of this report, the main frontage of the reserve is described as facing north. At the centre and west of the reserve are stone chimney bases, firebricks and foundation remains of Seddon's house, a tall and slightly scraggly mature cypress tree (set back around nine metres from the low rail fence), around which other vegetation is growing, including a holly bush, and a white painted concrete plinth with plaque acknowledging that 'Richard John Seddon, Premier of New Zealand 1893-1906 had his home on this site until he moved to Wellington in 1895'.

The south-eastern part of the Seddon House site is an L-shaped open grassy area, around 900 square metres, mostly bare except for a roughly two square metre clump of different sized stones and a few other individual stones flush with the grass, and a fern-covered tree stump. A metal picnic table sits on a concrete base within this part of the site.

Facing the road are two interpretation panels – one at the western end briefly summarising Seddon's life and political career and the other, at the eastern end, containing information about the Queen's Hotel and Cobb & Co. coaches.

Only one mature tree remains. The stump of another cypress is located less than two metres to the west of the surviving tree (it was cut down in late 2016 or early 2017).¹⁰⁰ Young liquidambar trees have been planted in more recent years just behind the low rail fence.

⁹⁸ *Poverty Bay Herald*, 14 Aug. 1906, p. 3; *Dominion*, 1 Aug. 1927, p. 3; *Evening Post*, 16 Jul. 1927, p. 17 and 19 Jul. 1927, p. 16

⁹⁹ *Evening Post*, 23 Nov. 1931, p. 16.

¹⁰⁰ *New Zealand Herald*, 9 Dec. 2016; Paul McGahan, pers. comm. Dec. 2022.



Figure 11. Aerial view showing the L-shaped grassy site, and cypress tree, just off-centre beside house foundations. (Land Information New Zealand, accessed November 2022).

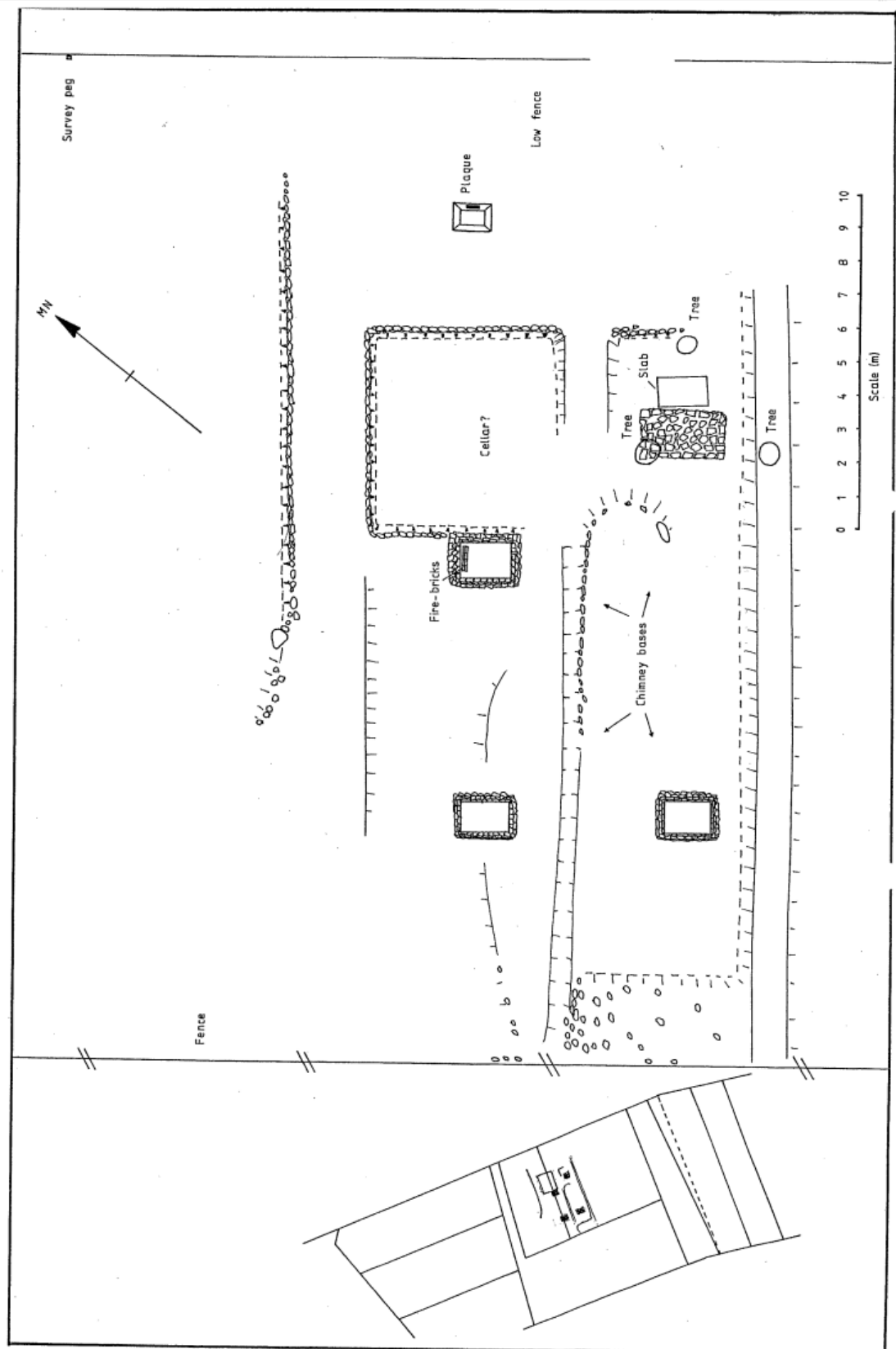


Figure 12. Archaeological plan of the house site, attributed to Chris Jacomb, not dated. (HNZPT File 13002-115)

Construction Professionals

Not known

Construction Materials

Stone and earth remains only (timber gone)

Key Physical Dates

Circa 1876 - store/hotel constructed

Circa 1887 - villa constructed

1913 - store/hotel and villa demolished

Uses

Ruin – Misc Archaeological

Accommodation - House (Former)

Accommodation – Hotel (Former)

Trade – Shop (Former)

2.3. Chattels

There are no chattels included in this List entry.

2.4. Sources

Sources Available and Accessed

There is a lot of material published and unpublished regarding Richard John Seddon. T.E.Y. Seddon's autobiography and Tom Brooking's recent publication of 2014 have provided most of the relevant information about the house and hotel/store. Newspapers on the website *PapersPast* contain plenty of information about Seddon, Queen's Hotel, and Kumara generally. Heritage New Zealand files 13002-115 (Volumes 1-3) contain evidence of Heritage New Zealand's long standing involvement in this site including information from 1971 leading up to the creation of the historic reserve, typescripts of witness statements confirming this was the site of Seddon's house, photographs, interpretation and maintenance information.

Further Reading

Brooking, Tom, *Richard Seddon: King of God's Own, The Life and Times of New Zealand's Longest serving Prime Minister*, 2014

Burdon, R. M., *King Dick: A biography of Richard John Seddon*, 1955

Cyclopedia Company Limited, *Cyclopedia of New Zealand [Nelson, Marlborough & Westland Provincial Districts]*, 1906

Drummond, James, *The Life and Work of Richard John Seddon*, 1907

Hamer, David, 'Seddon, Richard John', Dictionary of New Zealand Biography, first published in 1993. Te Ara - the Encyclopedia of New Zealand, <https://teara.govt.nz/en/biographies/2s11/seddon-richard-john> (accessed 20 October 2022)

Seddon, T.E.Y., *The Seddons: An Autobiography*, 1968.

3. SIGNIFICANCE ASSESSMENT¹⁰¹

3.1. Section 66 (1) Assessment

This place has been assessed for, and found to possess archaeological, historical and social significance or value. It is considered that this place qualifies as part of New Zealand's historic and cultural heritage.

Archaeological Significance or Value

Seddon House Site has archaeological value. It is demonstrably likely to provide physical evidence of human activity associated with the establishment and development of the Kumara gold rush settlement of the 1870s and the following decades. The site contained Seddon's hotel/store built in the mid-1870s and later his house next door, built in circa 1887, and the two stood side by side for several decades, both acting as the Seddon family home and space for political activity. The hotel/store especially was a place of general gathering, and for many years it was an advertised stop for Cobb and Co. coaches. While none of these remain standing, the main part of the hotel/store and house site has never been built on since their demolition in 1913 and so the likelihood of evidence of activity associated with those places remains. Archaeological remains and associated material culture preserved within the site could bring to light domesticity within the Seddon household and the roles of

¹⁰¹ For the relevant sections of the Heritage New Zealand Pouhere Taonga Act 2014 see Appendix 4: Significance Assessment Information.

his wife and children - something often missing from written histories of male political figures. For the visitor to the site, it is the archaeological ruins from the house foundations and the sole mature tree that are the obvious tangible features of what is otherwise a historic site with intangible values.

Historical Significance or Value

Seddon House Site has historical significance. It is directly associated with New Zealand's longest serving Premier, Richard John Seddon, the originator of a populist style of prime-ministerial leadership in New Zealand. Although Seddon's political activity took place all over the country and officially at Parliament in Wellington, it was on his Kumara site - in his hotel/store and in the staffed office of his family home - that Seddon thought, wrote and conversed about some of the early reforms that had a national impact. After winning the 1893 election, Seddon consolidated major Liberal reforms to land, labour and taxation. He even took credit for enfranchising women, a key moment in international history of women's rights, despite the fact that he had actually opposed the movement. A key piece of legislation Seddon is particularly noted for was his promotion of the Old-age Pensions Act 1898, which is the forerunner of New Zealand's state-funded welfare system, and something he had been agitating for from his time in Kumara.

Social Significance or Value

Seddon House Site has social significance. As a signposted historic reserve, it draws a range of people to the site, some of whom might not have known much previously but also many for whom this site and Kumara generally is a drawcard in its connection to a former leader who has been long retained in people's consciousness. Evidence of the place's social significance includes recognition of its association over a long period of time, official celebratory events held over many decades, including the unveiling of a plaque at the site in the 1970s by the then Prime Minister, Robert Muldoon, creation of (and additions to) the Seddon House Site historic reserve, informal local community and tourist use for its amenities such as regular informal picnicking. That the Seddon House Site, as an open space with foundation ruins, has been preserved because of its direct connection to Seddon is, in itself, part of New Zealand's history of heritage conservation and memorialisation identifying the location of an important association or event.

3.2. Section 66 (3) Assessment

This place was assessed against the Section 66(3) criteria and found to qualify under the following criteria: a, b, e, f and h. The assessment concludes that this place should be listed as a Category 1 historic place.

(a) The extent to which the place reflects important or representative aspects of New Zealand history

The Seddon House Site reflects both important and representative aspects of New Zealand history. The place fits within the layered history of Poutini Ngāi Tahu living on New Zealand's West Coast, the sudden changes due to the discovery of gold on the West Coast in the mid-1860s which drew in an entirely new and overwhelming number of new (Pākehā) occupants to create bustling gold-rush towns at places like Hokitika and, from the mid-1870s, Kumara. Richard John Seddon was a pivotal figure in the gold-rush town.

The work that Seddon carried out in this place, in his own way and with the support of his family and staff, is part of the wider story of the Liberal government, New Zealand's first 'modern' political party. It was through Seddon's experience on the West Coast goldfields, including time in Kumara, that he championed old age pensions and workers' dwellings, world-firsts in that they were funded from general taxation. This anticipated an important aspect of New Zealand's history, the 'welfare state', based on the principle that the state has some responsibility for citizens unable to provide for themselves.

The Seddon House Site's history is representative of the boom of the West Coast's gold-rush era, being the site of one of the town's early hotels and stores and, as the place matured, the Seddon family's large villa which was built adjacent. However, it is what went on at those places, Seddon's connections and family and political activity, along with the regular reverence paid by others in association with the site after Seddon shifted to Wellington and especially after his death in 1906, that demonstrate a strong ongoing place-based association despite little physical remains at the site.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

Seddon House Site is directly associated with Richard John Seddon, nicknamed 'King Dick', New Zealand's famous Premier and leader of the Liberal government in the late

nineteenth century and early twentieth century. It was here that his political career took off, in 1877 as the first Mayor of the newly created gold-rush town of Kumara, and later as a minister in the Liberal Party, becoming Premier in 1893 after the death of its incumbent, John Ballance. Although the Seddon family shifted to Wellington in 1895, Seddon retained ownership of the Kumara property, returning for visits and maintaining strong relationships on the West Coast.

Seddon presided over a number of reforms such as old age pensions, social housing and widows' pensions, and he saw through the passing of the Bill that gave women the right to vote, even though personally he was initially unsupportive. While far from flawless, Seddon's enduring reputation has revolved around his humanitarianism, his strong imperialism, and his status as the originator of a populist style of prime-ministerial leadership in New Zealand. At the time of writing (2022), he remains the longest-serving leader of New Zealand, having led the country for just over 13 years until his death in office in 1906.

(e) The community association with, or public esteem for the place

Evidence of community association with, and public esteem for, Seddon House Site is demonstrated at various points throughout the twentieth century and into the twenty first century. It ranges from accounts of dismay when the house and hotel/store were demolished in 1913, to community plans to create a memorial bowling green on the site in the 1930s, to the creation of a historic reserve in the 1970s and 1980s, and other events and celebrations. Tourist brochures of the town mark it as a place to visit, two large interpretation panels are in place on site, and visitation ranges from formal events with speeches through to regular low-key visitation including picnics. The close association of the man and the town has been maintained over the decades and the many publications about Richard John Seddon identify the importance of his time in Kumara.

(f) The potential of the place for public education

The Seddon House Site, which is accessible to the public as an open space, has the potential for public education. Both its tangible features, in the form of archaeological ruins, and intangible values explained through interpretation, encourage consideration of the layered stories of this influential but sometimes controversial figure in New Zealand's political history. Conversations might include Seddon's awkward attitudes towards

women's suffrage before 1894, his mixed relations with Māori demonstrating positives as well as negatives, and an imperialism that was of its time.

(h) The symbolic or commemorative value of the place

Seddon House Site forms part of the jigsaw of symbolic places that allow an understanding of Seddon the person and the politician at an interesting period of change in New Zealand's history. While not designed for commemoration initially, through the twentieth century the place has become valued for its direct historical association with Richard John Seddon, as demonstrated by early twentieth century accounts, the plaque erected in 1976 and the creation of the Seddon House Site historic reserve for public visitation. That the house and site was associated with Seddon has remained in people's consciousness and, for some, visitation formed a kind of pilgrimage.

Since his death, Seddon himself has become a symbolic figure and various memorials have come to represent the authority of state in New Zealand.

Summary of Significance or Values

Seddon House Site has special or outstanding historical and cultural significance and can be considered to qualify as a Category 1 historic place. The tangible remains are archaeological, aided by interpretation to identify the site as the former house and hotel/store Richard John Seddon, a figure nationally significant as Premier and leader of the Liberal government who presided over important reforms such as old age pensions, social housing, widows' pensions and universal suffrage. The early date of demolition of the buildings, the fact it has been a historic reserve since the 1970s and the visible above ground features indicate a good state of preservation of archaeological remains. Any such remains and associated material culture preserved within the site has potential to bring to light the shared domesticity and workspace within each of the Seddon household and the hotel. Both its tangible and intangible values provide potential for public education to encourage consideration of the layered stories - the positive as well as less flattering narratives - of this influential figure in New Zealand's political history.

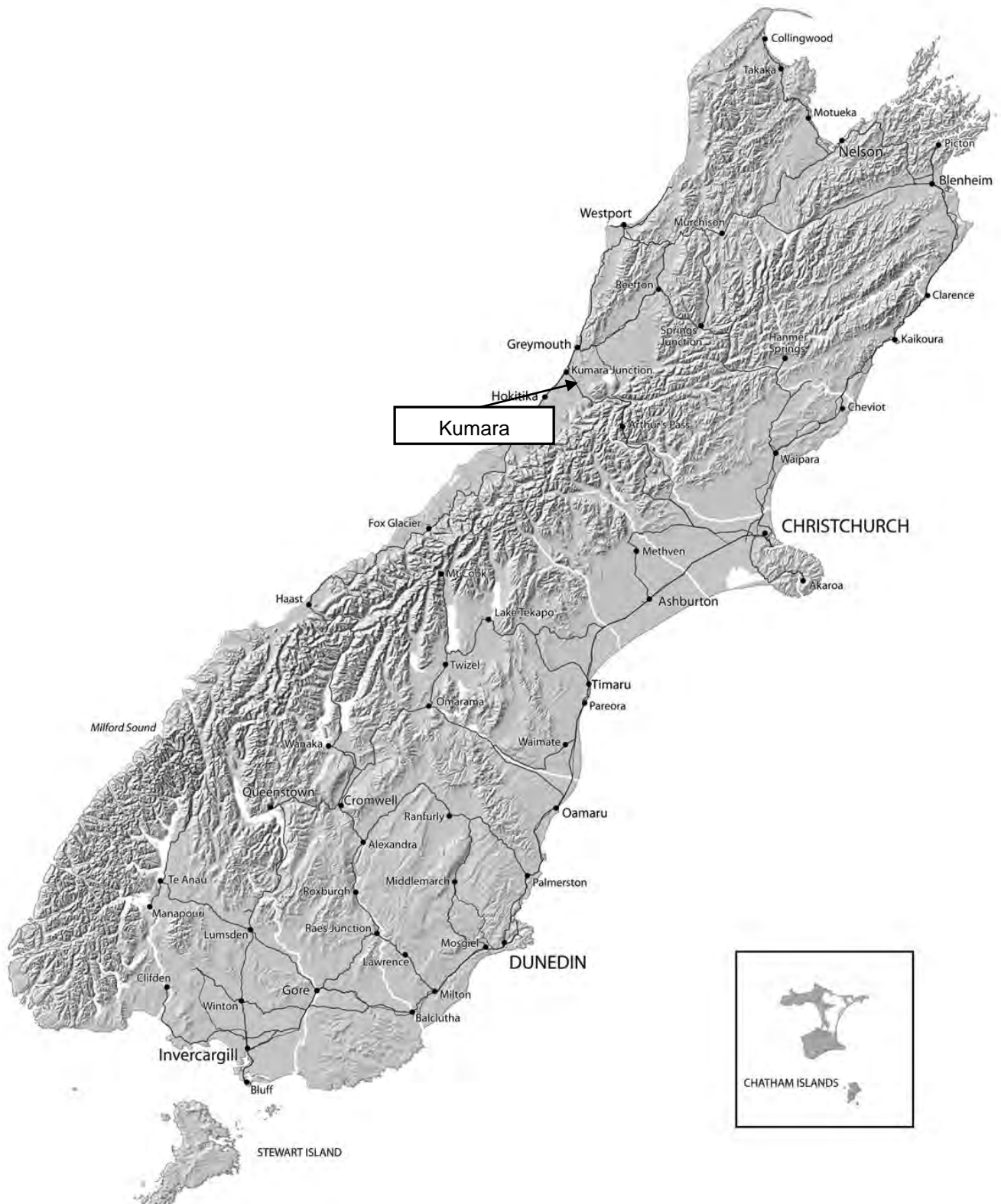
Seddon House Site forms part of the jigsaw of symbolic places that allow an understanding of the characterful Seddon, the strong West Coast advocate and family man. Other places throughout the country reflect aspects of Seddon and his Liberal government, notably the Parliamentary precinct in Wellington, where a larger-than-life statue of the politician stands.

Other statues, including in Hokitika, names of streets and towns, and Seddon memorial buildings and structures survive throughout New Zealand. The significance of the Seddon House Site relates to early days of Seddon's business, family and political life and the inception of some of his ideas. It also serves to demonstrate a history of memorialisation, a place at times revered simply because it was where Seddon had lived, and this symbolic significance is recognised through the creation of the place as a historic reserve.

4. APPENDICES

4.1. Appendix 1: Visual Identification Aids

Location Maps



Maps of Extent



Figure 13. Extent includes the land described as Seddon House Historic Reserve (NZGZ 1981, p. 24; NZGZ 1988, p. 2396 and NZGZ 1989, p. 5301), Westland Land District and the structures known as Seddon House Site thereon, as indicated by the light blue polygon (Pātaka, 6 September 2022)

Classification of Reserve and Declaration that the Reserve be Part of the Orewa Domain Recreation Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby classifies the reserve, described in the Schedule hereto, as a reserve for recreation purposes, and further, declares the said reserve to form part of the Orewa Domain Recreation Reserve to be administered as a reserve for recreation purposes by the Rodney County Council.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—RODNEY COUNTY

5800 square metres, more or less, being Allotment 699, Waiwera Parish (formerly part Old Bed Orewa River), situated in Block VII, Waiwera Survey District. All *Gazette*, 1980, page 2. S.O. Plan 53766.

Dated at Auckland this 17th day of December 1980.

J. P. BRENT, Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 2/2/170; D.O. 8/3/59/1)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (site for community centre), subject to the provisions of the said Act.

SCHEDULE

NORTH AUCKLAND LAND DISTRICT—HOBSON COUNTY

1.2140 hectares, more or less, being Allotment 141, Tatarariki Parish, situated in Block IX, Tokatoka Survey District. All *Gazette* notice 961958. S.O. Plan 27593.

Dated at Auckland this 16th day of December 1980.

A. W. CONWAY,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. 6/6/607; D.O. 8/3/607)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (site for municipal buildings), subject to the provisions of the said Act.

SCHEDULE

OTAGO LAND DISTRICT—TAPANUI BOROUGH

1012 square metres, more or less, being Section 5, Block II, Town of Tapanui. All certificate of title 46/74. S.O. Plan 14959.

Dated at Dunedin this 24th day of July 1980.

J. R. GLEAVE,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 12/36/1; D.O. 8/4/63)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for local purpose (hall site), subject to the provisions of the said Act.

SCHEDULE

TARANAKI LAND DISTRICT—INGLEWOOD COUNTY

1012 square metres, more or less, being Section 18, Block VIII, Egmont Survey District. All *Gazette* extract 138774. S.O. Plan 9489.

Dated at New Plymouth this 17th day of July 1980.

L. M. KENWORTHY, Commissioner of Crown Lands.
(L. and S. H.O. Res. 6/44/2; D.O. 8/5/62)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for historic purposes, subject to the provisions of the said Act.

SCHEDULE

WESTLAND LAND DISTRICT—WESTLAND COUNTY

910 square metres, more or less, being Section 968, Town of Kumara, situated in Block XII, Waimea Survey District. S.O. Plan 5736.

Dated at Hokitika this 1st day of December 1980.

A. N. MCGOWAN,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 10/4/2; D.O. 8/155)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for scenic purposes, subject to the provisions of Section 19 (1) (a) of the said Act.

SCHEDULE

**WELLINGTON LAND DISTRICT—RANGITIKEI COUNTY—
TUNATAU SCENIC RESERVE**

37.3904 hectares, more or less, being Section 27, Block VIII, Hautapu Survey District. All K. 40205. S.O. Plan 21502.

Subject to a Right of Way easement created by certificate of title 853/51.

Dated at Wellington this 11th day of June 1980.

F. G. J. MUIRHEAD,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 7/3/190; D.O. 13/310)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for recreation purposes subject to the provisions of the said Act.

SCHEDULE

**WELLINGTON LAND DISTRICT—POHANGINA COUNTY—
POHANGINA RECREATION RESERVE**

9.1891 hectares, more or less, being part Section 32B and Sections 32A and 34 Pohangina Suburban, situated in Block X, Pohangina Survey District. All *New Zealand Gazette*, 1916, page 566, Part *New Zealand Gazette*, 1911, page 818, and Part *New Zealand Gazette*, 1896, page 1669. S.O. Plans 14764 and 25518.

Dated at Wellington this 28th day of April 1980.

C. A. McILROY,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 7/2/132; D.O. 8/3/23)

Classification of Reserve

PURSUANT to the Reserves Act 1977, and to a delegation from the Minister of Lands, the Assistant Commissioner of Crown Lands hereby declares the reserve, described in the Schedule hereto, to be classified as a reserve for scenic purposes, subject to the provisions of Section 19 (1) (a) of the said Act.

SCHEDULE

**SOUTH AUCKLAND LAND DISTRICT—ROTORUA DISTRICT
UMURUA SCENIC RESERVE**

12.1405 hectares, more or less, being part Section 3, Block II, Horohoro Survey District. All *New Zealand Gazette*, 1914, page 1943. S.O. Plan 17580.

Dated at Hamilton this 4th day of December 1980.

L. C. PRICE,
Assistant Commissioner of Crown Lands.
(L. and S. H.O. Res. 3/3/149; D.O. 13/183)

Figure 14. New Zealand Gazette 1981, p. 24

Survey District. All certificate of title H1/717. Subject to a right of way easement created by T. 135083.

Dated at Wanganui this 23rd day of May 1988.

J. CONNELL, Regional Manager, Department of Conservation, Wanganui.

(D.O.C. C.O. R.O. 9/7; D.O. 13/170)

ln6273

131741.1 (*New Zealand Gazette*, 1895, page 1872) S.O. 6598.

Dated at Nelson this 27th day of May 1988.

I. A. BLACK, Regional Manager, Department of Conservation.

(R.O. Res. 592)

ln6276

Classification of Reserve and Declaration That the Reserve be Part of the Longford Scenic Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager of the Department of Conservation for the Nelson/Marlborough Region hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve, subject to the provisions of section 19 (1) (a) of the said Act, and further declares the said reserve to form part of the Longford Scenic Reserve.

Schedule

Nelson Land District—Waimea County

5.1319 hectares, more or less, being part Section 59, Square 170, situated in Block II, Tutaki Survey District.

Dated at Nelson this 8th day of June 1988.

I. A. BLACK, Regional Manager, Department of Conservation, Nelson/Marlborough.

(R.O. Res. 230)

ln6274

Classification of Reserve and Declaration that the Reserve be Part of the Seddon House Historic Reserve

The Regional Manager classifies the reserve, described in the Schedule hereto, as an historic reserve, and further, declares the said reserve to form part of the Seddon House Historic Reserve to be administered as an historic reserve by the New Zealand Historic Places Trust.

Schedule

Westland Land District—Westland County—Seddon House Historic Reserve

405 square metres, more or less, being Section 986, Town of Kumara, situated in Block XII, Waimea Survey District. Historic reserve by *New Zealand Gazette*, 1985, page 2459. S.O. Plan 10088.

Dated at Hokitika this 2nd day of June 1988.

B. N. WATSON, Regional Manager.

(D.O.C.; R.O. 3/14/1/1)

ln6126

4CL

Classification of Reserve and Declaration That the Reserve be Part of the Mapua Recreation Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager of the Department of Conservation for the Nelson/Marlborough Region hereby classifies the reserve, described in the Schedule hereto, as a recreation reserve, subject to the provisions of the said Act, and further declares the said reserve to form part of the Mapua Recreation Reserve.

Schedule

Nelson Land District—Waimea County

2.0110 hectares, more or less, being Lots 11 and 12, D.P. 9998, situated in Block II, Moutere Survey District. All certificates of title 6C/684 and 6C/685.

Dated at Nelson this 27th day of May 1988.

I. A. BLACK, Regional Manager, Department of Conservation, Nelson/Marlborough.

(R.O. Res. 032)

ln6275

Lands

Public Works Act 1981

Declaring Land Acquired for the University of Otago in the City of Dunedin

Pursuant to section 20 of the Public Works Act 1981, the Minister of Lands declares that, an agreement to that effect having been entered into, the land described in the Schedule hereto is hereby acquired for the University of Otago and shall vest in the Crown on the 16th day of June 1988.

Schedule

Otago Land District

All that piece of land containing 220 square metres, being part Sections 5 and 6, Block XXXVI, Town of Dunedin. All certificate of title, Volume 271, folio 81.

Dated at Dunedin this 3rd day of June 1988.

K. STEWART, for Minister of Lands.

(Lands H.O. 31/1159/1; Dn. D.O. 16/67/0/305)

ln6194

1CL

Change of Classification of a Part of a Reserve and Declaration That the Reserve be Part of the Waitaria Bay Scenic Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Manager of the Department of Conservation for the Nelson/Marlborough Region hereby changes the classification of that part of the reserve, described in the Schedule hereto, from a reserve for the purposes of a public school site to a scenic reserve subject to the provisions of section 19 (1) (a) of the above Act and further declares the said reserve to form part of Waitaria Bay Scenic Reserve.

Schedule

Marlborough Land District—Marlborough County

2.2470 hectares, more or less, being Section 29 (formerly part Section 17), Block I, Gore Survey District. Reserved for the purposes of a public school site by part *Gazette* notice

Declaring Land and a Right of Way Easement Over Land Acquired for a Sewage Treatment Plant in Block III, Waikouaiti Survey District, Silverpeaks County

Pursuant to section 20 of the Public Works Act 1981, the Minister of Lands declares that, an agreement to that effect having been entered into, the land described in the First Schedule hereto is hereby acquired for a sewage treatment plant and shall vest in The Silverpeaks County Council, and a right of way easement, appurtenant to the land described in the First Schedule hereto, vesting in The Silverpeaks County Council in order to construct, maintain, repair or replace such items connected with the sewage treatment plant, the full free and unrestricted right for its agents and workers to pass with or without the necessary vehicles, implements, tools and

Figure 15. *New Zealand Gazette* 1988, p. 2396

Schedule**North Auckland Land District—Hokianga County**

809 square metres, more or less, being Lot 2, D.P. 41589, situated in Block VII, Hokianga Survey District. All certificate of title 1514/36.

Dated at Whangarei this 17th day of October 1989.

J. C. HALKETT, Regional Conservator, Northland Conservancy, Whangarei, Department of Conservation.

(Cons; R.O. 8/5/481)

In20289

Revocation of Appointment to Control and Manage a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation the Regional Conservator, Canterbury, hereby revokes the appointment of the Waitaki Catchment Commission to control and manage the reserve described in the Schedule hereto.

Schedule**Otago Land District—Waitaki County—Kurow Scenic Reserve**

1.8148 hectares, more or less, being Section 33, Block X, Kurow Survey District. All *New Zealand Gazette*, 1979, page 1714. S.O. Plan 19122.

Dated at Christchurch this 17th day of October 1989.

M. CUDDIHY, Regional Conservator, Department of Conservation.

(D.O.C.; R.O. 1/20/3/3; D.O. 1/2/3/42)

In20287

Classification of Reserve, Declaration That the Reserve be Part of the Kennedys Bush Scenic Reserve and Appointment of the Christchurch City Council to Control and Manage

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation the Regional Manager, Canterbury, hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve pursuant to section 19 (1) (a) of the Reserves Act 1977, declares that said reserve to form part of the Kennedys Bush Scenic Reserve and appoints the Christchurch City Council to control and manage the said reserve.

Schedule**Canterbury Land District—Paparua County**

4500 square metres, more or less, shown marked A on S.O. Plan 16924. Scenic Reserve. All *New Zealand Gazette*, 1989, page 3100.

1752 square metres, more or less, shown marked B on S.O. Plan 16924. Scenic Reserve. All *New Zealand Gazette*, 1989, page 3100.

All situated in block III, Halswell Survey District.

Dated at Christchurch this 18th day of October 1989.

M. CUDDIHY, Regional Manager, Department of Conservation.

(D.O.C.; R.O. 1/20/3/1; D.O. N1/233/11)

In20288

Classification of Reserve and Declaration that the Reserve be Part of The Seddon House Historic Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Regional Conservator, hereby classifies the reserve, described in the Schedule hereto, as a historic reserve, and further, declares that the said reserve

shall form part of the Seddon House Historic Reserve administered by the Historic Places Trust, subject to the provisions of the said Act.

Schedule**Westland Land District—Westland County—Seddon House Historic Reserve**

410 square metres, more or less, being Lot 1, D.P. 2577, situated in the Town of Kumara. All certificate of title 5C/1145.

Dated at Hokitika this 18th day of October 1989.

B. N. WATSON, Regional Conservator, Department of Conservation.

(D.O.C. 3/14/1/102)

In20290

Revocation of the Reservation Over a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Director of Estate Protection Policy hereby revokes the reservation as a reserve for post and telegraph purposes over the land, described in the Schedule hereto.

Schedule**Gisborne Land District—Cook County**

1011 square metres, more or less, being part Section 12, Block XIII, Town of Tolaga Bay. All *New Zealand Gazettes*, 1922, page 1711 and 1923, page 369. S.O. Plan 248.

Dated at Wellington this 18th day of October 1989.

J. HOLLOWAY, Director of Estate Protection Policy, Department of Conservation.

(D.O.C. H.O.; ORE 0051; R.O. L&S 8/66)

In20257

Classification and Naming of a Reserve

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Otago Regional Conservator hereby classifies the reserve, described in the Schedule hereto, as a scenic reserve for the purposes specified in Section 19 (1) (a) of the Reserves Act 1977, and further, declares that the said reserve shall hereafter be known as the Hope Hill Scenic Reserve.

Schedule**Otago Land District—Silverpeaks County**

26.355 hectares, more or less, being Section 70, situated in Block I, Otokia Survey District. S.O. 21709. All document No. 731133.

Dated at Dunedin this 16th day of October 1989.

J. CONNELL, Regional Conservator.

(D.O.C. H.O. Res. 12/1/46/2; R.O. CMO 13/1)

In20258

Revocation of the Reservation Over a Reserve Specifying the Manner of Disposal and How Proceeds of Sale Shall be Utilised

Pursuant to the Reserves Act 1977, and to a delegation from the Minister of Conservation, the Director Resource Use and Recreation Policy, Department of Conservation hereby revokes the reservation as a recreation reserve, over the land, described in the Schedule hereto, and further, declares that the said land may be disposed of by the Southland County Council in such manner, at such price and on such terms and conditions as the council shall determine, the proceeds from any such sale to be paid into the council's reserves account, such moneys to be used and applied in or towards the improvement of other reserves under the control of the council or in or towards the purchase of other land for reserves.

Figure 16. *New Zealand Gazette* 1989, p. 5301

4.2. Appendix 2: Visual Aids to Historical Information

Historical Plans



Figure 17. Detail from SO [Survey Office]. Roll 2/63A Pt Town of Kumara from plan dated 23 November 1876. Archway Record Code R22669209. Arrow marks Seddon's parcels. Note claims all around, including Rich & Cos Claim and Tramway to the north-west and just encroaching into what is Section 11 and to the north is Robertson & Cos Claim.

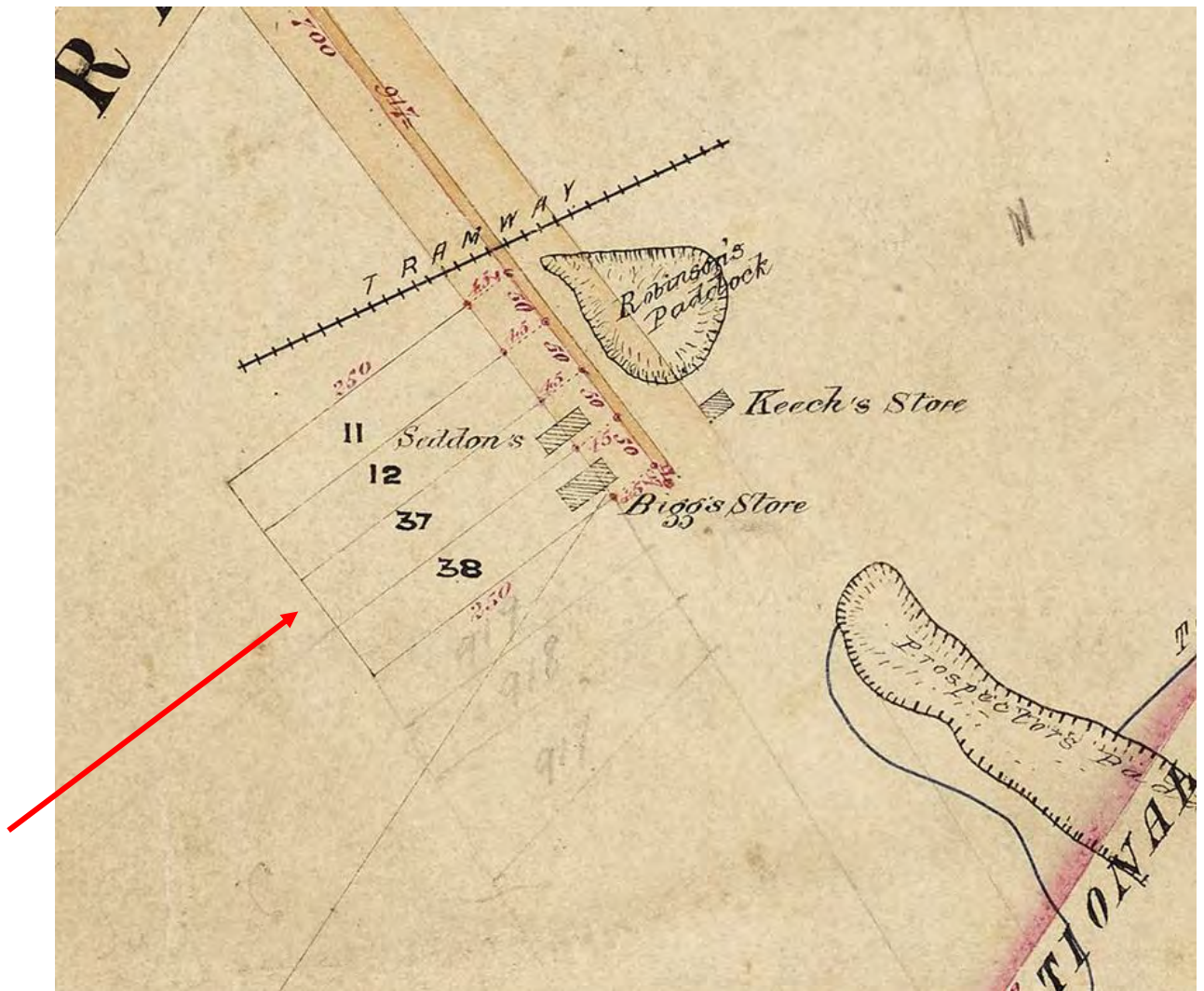


Figure 18. Detail from SO Roll 2/63 Town of Kumara, New Zealand Heritage Maps, Archway Record Code R22669210, not dated. [The rectangular on section 37 building is likely Seddon's hotel/store. Note the tramway to the north-west of section 11, Bigg's Store next door on section 38 to the south-east, and Keech's Store on the opposite side of the road. 'Robinson's Paddock' is immediately opposite the three Seddon sections].

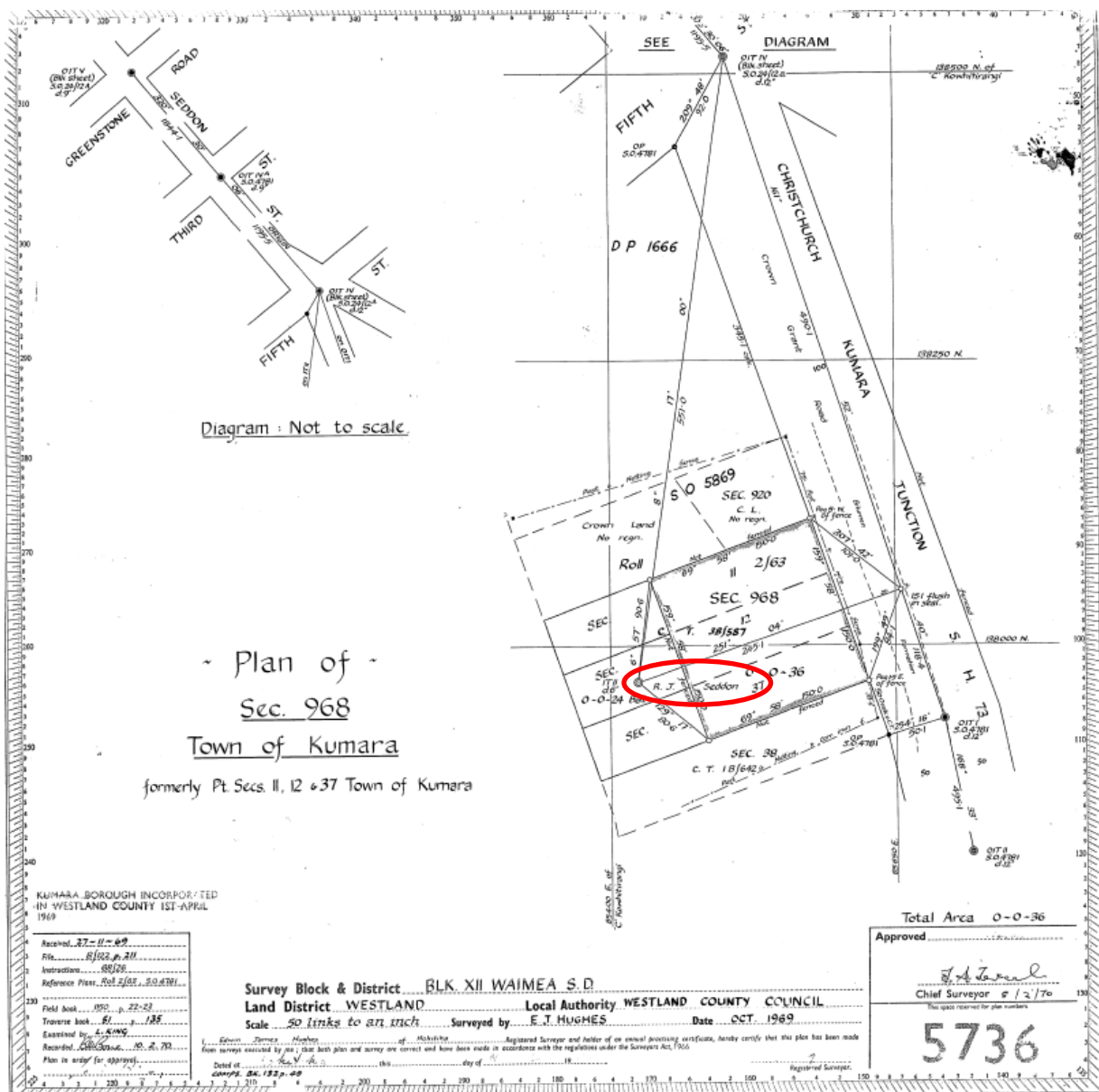


Figure 19. Plan of Sec. 968, Town of Kumara, formerly Pt. Secs 11, 12 and 37, Oct. 1969

Historical Photographs



Figure 20. Richard John Seddon's Hotel, Kumara, Westland, Alexander Turnbull Library, Tiaki Ref 1/2-004129-F, PAColl-7414, photographer not known, date not known.¹⁰²



Figure 21. Seddon's House, Kumara. Antrim photographic collection, Ref 6139. [Not dated, but looking at the height of the trees, and the good condition of the house and fence, this would likely be when the Seddons were living there, late 1880s or early 1890s]

¹⁰² The suggested date attributed in the Alexander Turnbull Library reference is late 1870s but this would appear to be too early as the hotel/store is looking worn and the villa is shown in the image along with a relatively tall tree – this suggests the image is more likely late nineteenth century].



Figure 22. Mr and Mrs R.J. Seddon and friends outside their Kumara home. HNZPT File 13002-115. [Note how tall the trees are by the time this photograph was taken].



Figure 23. New Zealand Mail image identifying the residence of the Late Mr R. J. Seddon at Kumara to be demolished. The published date is 5 March 1913 but the photograph, showing T.E.Y. Seddon standing in front, may be earlier.



Figure 24. Site of Seddon's House, Kumara, John Daniels, possibly early to mid-1970s. Antrim photographic collection Ref. 6140 (Heritage New Zealand Pouhere Taonga)



Figure 25. Plaque ready for unveiling at Seddon House Site, Kumara, John Daniels, 1976. Antrim photographic collection Ref 5419 (Heritage New Zealand Pouhere Taonga)



Figure 26. Miss M. Seddon and Nephews, with newly unveiled plaque, Seddon House Site, Kumara, John Daniels, 1976. Antrim photographic collection Ref. 5419 (Heritage New Zealand Pouhere Taonga)

4.3. Appendix 3: Visual Aids to Physical Information

Conjectural Plan

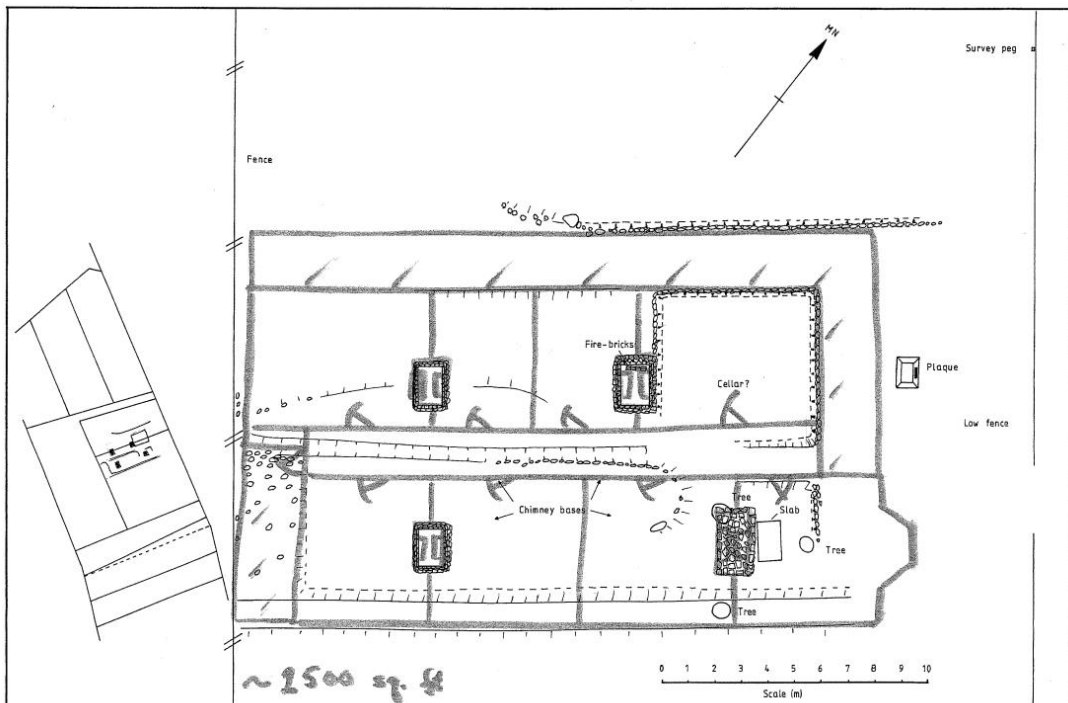


Figure 27. Conjectural drawing of likely house site floor plan overlaid on archaeological site plan, not dated (HNZPT File 13002-115).

Current Photographs of Place



Figure 28. Seddon House site, Robyn Burgess, 23 September 2022, Heritage New Zealand Pouhere Taonga



Figure 29. Plaque on concrete plinth showing round New Zealand Historic Places Trust logo with the following words below: RICHARD JOHN SEDDON, PREMIER OF NEW ZEALAND 1893-1906, HAD HIS HOME ON THIS SITE UNTIL HE MOVED TO WELLINGTON IN 1895. Robyn Burgess, 23 September 2022, Heritage New Zealand Pouhere Taonga



Figure 30. View from the eastern part of the site looking north-west, showing the vegetation and stones in the centre foreground, potentially relating to the site of the Queen's Hotel/store site and the taller tree and remains in the background from the house site. Robyn Burgess, 23 September 2022, Heritage New Zealand Pouhere Taonga.



Figure 31. The eastern part of the site showing stone pile, picnic table and back of interpretation panel about Queen's Hotel. Robyn Burgess, 23 September 2022, Heritage New Zealand Pouhere Taonga.



Figure 32. Narrow south-eastern dog leg part of the Seddon House Site historic reserve, Robyn Burgess, 23 September 2022, Heritage New Zealand Pouhere Taonga

4.4. Appendix 4: Significance Assessment Information

Part 4 of the Heritage New Zealand Pouhere Taonga Act 2014

Chattels or object or class of chattels or objects (Section 65(6))

Under Section 65(6) of the Heritage New Zealand Pouhere Taonga Act 2014, an entry on the New Zealand Heritage List/Rārangī Kōrero relating to a historic place may include any chattel or object or class of chattels or objects –

- a) Situated in or on that place; and
- b) Considered by Heritage New Zealand Pouhere Taonga to contribute to the significance of that place; and
- c) Proposed by Heritage New Zealand Pouhere Taonga for inclusion on the New Zealand Heritage List/Rārangī Kōrero.

Significance or value (Section 66(1))

Under Section 66(1) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may enter any historic place or historic area on the New Zealand Heritage List/Rārangī Kōrero if the place possesses aesthetic, archaeological, architectural,

cultural, historical, scientific, social, spiritual, technological, or traditional significance or value.

Category of historic place (Section 66(3))

Under Section 66(3) of the Heritage New Zealand Pouhere Taonga Act 2014, Heritage New Zealand Pouhere Taonga may assign Category 1 status or Category 2 status to any historic place, having regard to any of the following criteria:

- a) The extent to which the place reflects important or representative aspects of New Zealand history
- b) The association of the place with events, persons, or ideas of importance in New Zealand history
- c) The potential of the place to provide knowledge of New Zealand history
- d) The importance of the place to tangata whenua
- e) The community association with, or public esteem for, the place
- f) The potential of the place for public education
- g) The technical accomplishment, value, or design of the place
- h) The symbolic or commemorative value of the place
- i) The importance of identifying historic places known to date from an early period of New Zealand settlement
- j) The importance of identifying rare types of historic places
- k) The extent to which the place forms part of a wider historical and cultural area

Additional criteria may be prescribed in regulations made under this Act for the purpose of assigning Category 1 or Category 2 status to a historic place, provided they are not inconsistent with the criteria set out in subsection (3)

Additional criteria may be prescribed in regulations made under this Act for entering historic places or historic areas of interest to Māori, wāhi tūpuna, wāhi tapu, or wāhi tapu areas on the New Zealand Heritage List/Rārangi Kōrero, provided they are not inconsistent with the criteria set out in subsection (3) or (5) or in regulations made under subsection (4).

NOTE: Category 1 historic places are ‘places of special or outstanding historical or cultural heritage significance or value.’ Category 2 historic places are ‘places of historical or cultural heritage significance or value.’