

Willow Bank Estate

Section	Original Purchaser	Price	Section	Original Purchaser	Price
1	W. Hickson	£1574 11s 8d	20	Hunt and McDonald	£142 6s 3d
2	M. J. Kilgour	£396 18s 9d	21	Hunt and McDonald	£148 10s
3			22	H. A. Baker	£179 8s 9d
4	M. J. Kilgour	£160 17s 6d	23	H. A. Baker	£185 12s 6d
5	Ed. Gotch	£148 10s	24	H. A. Baker	£198
6	Ed. Gotch	£148 10s	25	J. A. Plimmer	£481 6s 8d
7	A. M. Smith	£142 6s 3d	26		
8	William Hobbs	£136 2s 6d	27	V. Jensen	£568
9	M. Dennehey	£136 2s 6d	28	V. Jensen	£373 18s 2d
10	M. Dennehey	£148 10s	29	F. J. Pinny	£286 13s 3d
11	J. McWilliams	£148 10s	30	D. Ross	£177 18s 4d
12	W. H. Russell	£353 19s	31	D. Ross	£173 5s
13			32	F. J. Pinny	£297
14			33	J. H. Meyer	£185 12s 6d
15	V. Jensen	£278 7s 6d	34	E. A. Moon	£160 17s 6d
16	V. Jensen	£123 15s	35	E. A. Moon	£148 10s
17	E. A. Moon	£123 15s	36	P. Lumsden	£148 10s
18	E. A. Moon	£123 15s	37	J. A. Jacobsen	£203 9s 2d
19	E. A. Moon	£123 15s	38	J. A. Jacobsen	£352 6s 8d

Evening Post 13 Dec 1902

“A final word” from the auctioneers of the Willowbank Estate, Messrs George Thomas and Co., to which special attention is directed, appears in this issue. The sale takes place next Wednesday, 17th December, at the Chamber of Commerce, Customhouse-quay.

The “Willow Bank” Estate. A Final Word to those who pay high rents in the city. To young men making a start in life. “There is a tide in the affairs of men which, taken at the flood, leads on to fortune.” This is the Floodtime of your opportunities. You can secure a lovely country home in Wellington’s most attractive suburb, within two minutes’ walk of the local Railway Station. And at what cost and terms? Listen!! For 30 per cent on the purchase money, payable in the first twelve months and for two-fifths of the contract price of a building, you can possess your own freehold. The balance due for land and residence need not be paid for seven years. Were ever such advantages offered? Should you up to the present time have had no intention of investing, make up your minds to catch to-morrow’s 2.30 train and spend a portion of the afternoon on the estate. If nothing else, the inspection of its picturesque and sylvan beauty will warrant the outing. Plans available from the caretaker.

Evening Post 18 Mar 1902 Land Sales – The Willow Bank Estate

Messrs George Thomas and Co. held an exceedingly successful sale of the subdivisions of the above estate at the Chamber of Commerce yesterday. The attendance was large and representative of both town and country buyers. Mr F. W. Haybittle, who conducted the sale, announced in his opening remarks that there was every probability of his firm adding land and mercantile auctioneering to their business in the near future. The total amount realized for the sale was £8679 10s 5d, and every section was quitted at higher than the reserved prices. At the conclusion Messrs Menteth and Duncan, the executors of the Laery estate, complimented the auctioneer on his conduct of the sale and for the result achieved. Following are the details:- Section 1, W. Hickson (as agent), £1574 11s 8d; section 2, M. J. Kilgour, £396 18s 9d; section 4, M. J. Kilgour, £160 17s 6d; section 5, Ed. Gotch, £148 10s; section 6, Ed Gotch, £148 10s; section 7, A. M. Smith, £142 6s 3d; section 8, Wm. Hobbs, £136 2s 6d; section 9, M. Dennehey, £136 2s 6d; section 10, M. Dennehey, £148 10s; section 11, J. McWilliams, £148 10s; section 12, W. H. Russell, £353 19s; section 15, V. Jensen, £278 7s 6d; section 16, V. Jensen, £123 15s; section 17, E. A. Moon, £123 15s; section 18, E. A. Moon, £123 15s; section 19, E. A. Moon, £123 15s; section 20, Hunt and McDonald, £142 6s 3d; section 21, Hunt and McDonald, £148 10s; section 22, H. A. Baker (as agent), £179 8s 9d; section 23, H. A. Baker (as agent), £185 12s 6d; section 24, H. A. Baker (as agent), £198; section 25, J. A. Plimmer, £481 6s 8d; section 27, V. Jensen, £568; section 28, V. Jensen, £373 18s 2d; section 29, F. J. Pinny, £286 13s 3d; section 30, D. Ross, £177 18s 4d; section 31, D. Ross, £173 5s; section 32, F. J. Pinny, £297; section 33, J. H. Meyer, £185 12s 6d; section 34, E. A. Moon, £160 17s 6d; section 35, E. A. Moon, £148 10s; section 36, P. Lumsden, £148 10s; section 37, J. A. Jacobsen, £203 9s 2d; section 38, J. A. Jacobsen, £352 6s 8d – total, £8679 10s 5d.

Evening Post 27 Mar 1903 Width of Streets

The Court of Appeal reserved judgment yesterday afternoon in the case of in re the Land Transfer Act and a transfer from Johnston to Palmer, in which the interpretation of sections 20 and 21 of the Public Works Act 1900, was involved. The Willowbank Estate case was then commenced. A. A. K. Duncan and A. A. S. Menteath, Trustees in the estate of the late Robert Laery, appealed against a decision of the Chief Justice in a case stated for the Supreme Court, in which the Lower Hutt Borough Council was plaintiff. The question arose in connection with the subdivision of the Willowbank estate at the Lower Hutt, for the purpose of sale, and was whether, when an allotment had frontages to two streets, it was necessary under section 21 of the Public Works Act to dedicate sufficient land to make both streets a width of 33ft from the centre of the road. Some dedications had been made, so as to give all the sections at least one frontage to a road 66ft in width. For instance, one section would have a frontage to the 66ft street cut through the centre of the estate, while another frontage of the same section would be to the street running towards Belmont, a street less than 66ft wide. The Borough contended that a strip should be dedicated to make the street 33ft from the centre. The Chief Justice held that wherever an allotment had more than one frontage to a street of less than 66ft in width, the Act required that sufficient land should be dedicated to bring all the streets so fronted to the specified width. This decision was now appealed against. Argument was resumed this morning. Mr Menteath, for appellants, submitted that the policy of the Act was to provide that each section should have a frontage to a street 66ft in width. Mr Skerrett's contention for the Council, as to the policy of the Act, was that it was desired that by degrees every street should be increased to a width of 66ft. Judgment was reserved.

Evening Post 08 May 1903 Willowbank Estate Roads

The second case dealt with the roads in the Willowbank Estate, Lower Hutt. A. A. K. Duncan and A. A. S. Menteath, trustees in the estate of the late Robert Lawry, appealed against a decision of the Chief Justice in a case in which the Lower Hutt Borough Council had been successful. In making the subdivision of the estate the defendants had only widened one frontage to streets. The Chief Justice then held that wherever an allotment had more than one frontage to a street of less than 66ft in width, the section required that sufficient land should be dedicated to bring all the streets so fronted to the specified width. To-day the Chief Justice, in a short judgment, expressed the opinion that the appeal must be dismissed. When the matter was in the Court below he stated his reasons for coming to the conclusion that a frontage meant every frontage to a public street and the argument in the Appeal Court had not altered his opinion. The other members of the Court concurred. The appellants contended that the provision of the Act was satisfied by the dedication of a strip of land in respect of the frontage to one road only, and that as they had done this, the injunction granted by the Supreme Court restraining them from proceeding with the sale ought not to have been ordered. The object of section 21 was clearly to require the owner of land subdividing it for the purpose of sale to dedicate where any allotment had a frontage to a public road or street sufficient land along such frontage to widen the public road or street to a width of 33ft from the centre of the road. The language of the section was free from ambiguity, and the appellants had plainly not complied with either its spirit or its letter. There could be more than one frontage to an allotment, and the section applied to each frontage. The appeal was therefore dismissed with costs on the lowest scale.

Evening Post 01 Aug 1903

In our auction columns to-day will be found fuller particulars respecting the sale by Messrs George Thomas and Co., of a corner section at Willowbank, Lower Hutt, by order of the executors of the late Mr R. Laery, which takes place next Thursday at 2 o'clock sharp.

Evening Post 24 Oct 1903

W. H. Turnbull & Co., 3 Panama- street. Lower Hutt – Pick of Willowbank and Taine Estate, £4 7s 6d and £3 7s 6d ft; 10 per cent cash.

Evening Post 10 Mar 1904 Sale of 25 Very Choice Villa Building Sections

In the Taine Estate and the Willowbank Estate, Lower Hutt. In the Exchange Land Mart, No.64 Lambton-quay, Wellington on Thursday 24th March 1904 at 2.30 o'clock p.m. Macdonald, Wilson and Co. are favoured with instructions to sell by public auction Lots 20 to 25 Six splendid villa building sections, portion of the Willowbank Estate, Lower Hutt, having frontages to Herbert-street ranging from 40ft to 50ft each by depths ranging from 116ft to 165ft. The close proximity of these sections to the Hutt Railway Station, being distant only some 300 yards, gives them an exceptional value. As sites for high-class villas they cannot be surpassed. Terms of sale:- 10 per cent deposit; balance arranged. Title – Land Transfer.

Lower Hutt Town Clerk Outwards Letter Book No.9

1905/40-41 Transfer of properties (Valuer-General, Wellington)

Christian Albertson to Willoughby Knight 2 Willowbank Estate

Maurice R. Smith to Willoughby Knight 3 Willowbank Estate

M. J. Kilgour to Theodore Hansen, Bridge Street, Lower Hutt 2-3-4 Willowbank Estate

1905/122 Sep 15 Transfer of property to Mr C. Alberthsen of Section 5 Willowbank (Mr Theodore Hansen, Bridge Street, Hutt)

1905/131-133 Sep 19 Transfers of properties. (Valuer-General, Wellington)

No 2226 Lot 5 Willowbank Estate, Theodore Hansen to C. Alberthsen, sawmiller, Eketahuna