

Lowry Bay Estate

Unless stated otherwise the following information has been transcribed from a Treasury file held at Archives New Zealand Wellington.
Reference T1 1884/1103

Letter written by Francis A. Hare, Governor's Private Secretary Wellington 29 Jan 1874

"Sir, I have the honour to inform you that I visited Lowry Bay yesterday and found that the road thither was being fenced off by Dr Grace - I was informed that there was no right of way across Dr Grace's property and that it was proposed to make a road under the hill but that nothing was being done in the matter... As the Governor's cart comes in twice every week it is of great importance that this new road should be proceeded with - will you be so good as to inform me whether any action is likely to be taken in the matter and if so how soon?"

1874 Jan 31 Road to Lowry Bay: An estimate of cost £550. If General Govt pay half Provincial Govt will pay other half.

No action; pending arrival of Governor 12 Feb 1874

The only fund out of which any contribution can be made is the Lowry Bay £2000 - needs approval of Governor.

1874 Mar 11 Governor has control of expenditure under Lowry Bay Bill £225 consented to. £50 contributed by Dr Grace.

Confidential. B. Smith 22 Jun 1876

"Sir, In accordance with your instructions I visited Lowry Bay Estate on Monday last and carefully inspected the property. For obvious reasons I deem it desirable to note my report as confidential. Valuation: 75 acres @ £20, £1500; 494 acres @ £5, £2470; Buildings £1200; Total £5170.
[Good descriptive comments about vegetation on property including ridges]

Evening Post 29 Jun 1876

The Vice-Regal suburban residence, the Lowry Bay estate, comprising some five or six hundred acres, so well known as the favorite country and marine residence of Sir George Grey when Governor of this colony is, we perceive by an advertisement in another column, shortly to be submitted to public competition. As a favorite resort of the people of Wellington, this picturesque estate needs no description for them. Strangers, however, may be informed that it lies in a beautiful bay on the north-east side of the harbor, and commands a most extensive prospect, embracing a full view of the harbor and city; while from the summit of the range, which is easily gained by winding walks, a still more extensive prospect is obtained. By rail to the Hutt, and thence by trap, the estate may be reached in an hour, while the Government steam launch runs across in about half that time.

Evening Post 30 Jun 1876 Lowry Bay Estate – Preliminary Announcement

Messrs Benjamin Smith & Co. have been favored with instructions by the Hon the Minister for Public Works to offer for sale at an early date (of which notice will be given) the well-known Lowry Bay Estate, now in the occupation of His Excellency the Marquis of Normanby. The property consists of a commodious residence, with lodge and other outbuildings, standing within 569 acres of rich level land and well-wooded hills. A large sum has been expended on the property in improvements, fencing, grassing, and buildings, and is a picturesque and salubrious seaside residence, within half an hour's drive of the Hutt Railway Station, and easily accessible by water. It cannot be equalled. A plan of the property may be inspected, and further particulars and notes to view may be obtained on application at the offices of Benjamin Smith & Co., Lambton Quay, next door to the Odd Fellows' Hall.

1876 Aug 7 Sale of Lowry Bay Estate by Auction at Lambton Quay. Benjamin Smith & Co. [includes Map]

Statement of Cost of Lowry Bay Estate - Col. Audit Office 22 Oct 1877

Land £9000; Commission £90; Digging, grubbing £145 14s; Repairs to Cottage £58 10s; New Laundry £352 10s; New Fencing £157 10s; Pantry, Woodshed, Pigsty £203 1s 6d; Sundry Repairs £288 8s 2d; Miscellaneous £246 6s 4d; Total £10, 542.

Cost of Maintenance of Lowry Bay 24 Oct 1877

1873-1875 Wages 2 men £196 16s; Repairs £288 8s 2d; 1875-1877 Wages 1 man @ £90; There is now a caretaker living in Lowry Bay House temporarily at £2 2s a week.

An agreement... between the Queen and Duncan Sinclair 26 Oct 1877 [Includes Map, description of property & conditions of sale]

Duncan purchases Lowry Bay Estate for £3500. £700 paid immediately; £2800 to be paid within 6 years with interest at 6% per annum. Mortgage to be prepared by Crown Solicitor Wellington. Also can pay off the principal at anytime in sums of not less than £500 upon 3 months notice. Sections 20, 21, 22, 23. Duncan requests insertion of Daniel McIntyre in the legal paperwork.

Crown Solicitors: Izard & Bell 26 Oct 1877

Sold £3500 to Duncan Sinclair, sawmill proprietor Wainuiomata and Daniel McIntyre, merchant, Wellington.

30 Oct 1877 Mr Sawyer informed by Mr Knowles that his services were no longer required (8 Nov 1877)

The Press 01 Nov 1877 News of the Day – Lowry Bay Estate

The "New Zealand Times" understands that the Lowry Bay Estate has been purchased privately for £3500 by Mr Sinclair, of Wainuiomata, in conjunction with two other gentlemen whose names did not transpire.

Evening Post 03 Nov 1877

To Let, that portion of the Lowry Bay estate known as the Waiwitu Flat – 25 acres more or less – of well grassed land, with cottage, fronting the East Harbour Road and adjoining the property of Dr Grace. Apply to D. Sinclair, Mr McIntyre, Wellington, Wainui-o-mata.

Evening Post 05 Nov 1877 Notice

All Cattle, Horses, &c., found trespassing on the Lowry Bay Estate from this date will be impounded. Also, all persons whose property adjoins are required to have their half of the fences repaired at once. By order of D. Sinclair, Wainui-omata.

B. Smith to John Knowles Undersecretary Public Works 06 Nov 1877

"Messrs Sinclair & McIntyre have inquired when the Farm House, in which Mr Sawyer & his family are living, will be handed over to them. They are anxious to proceed with certain improvements." J. D. Sinclair letterhead - Duncan Sinclair to Ben. Smith, Land Agent, Wellington; "Dear Sir, Will you oblige by sending Mr Sawyer notice that the place is sold as we have now material on the ground to paint & repair the buildings and he refuses to let us proceed without authority. We do not want to turn the man away from the one house but we want to get the others sorted up at once."

B. Smith to John Knowles 07 Nov 1877

"... please instruct Mr Sawyer to permit the workmen to proceed, and to give the purchasers possession they do not wish to hurry him away but he should be given to understand that he can only remain on their sufferance."

James Sawyer, custodian to John Knowles 08 Nov 1877

Mon 5 Nov: Mr Sinclair and 2 persons measured windows of 3 houses; Tue 6 Nov: A carter brought material for painting; Wed 7 Nov: Sinclair & Mackintyre & others here with a picnic - they asked Sawyer to "allow us to paint the two houses... the Lodge & Laundry. We will not interfere with the one you are living in."

1877 Nov 14 Duncan offers to buy furniture in Farm House £10 and horse and cart £10.

Evening Post 26 Jan 1878 Lowry Bay Estate

Mr George Roxburgh having been appointed Agent for the above Estate, all applications for lease or rental of cottages or land are to be made to him. Two Furnished Cottages now to let. D. Sinclair.

Evening Post 16 May 1878

Good Grazing for Horses on reasonable terms. Apply on premises, Lowry Bay. D. Sinclair.

Evening Post 10 Mar 1879

The proprietors of the Lowry Bay estate intimate in our advertising columns that sections can now be selected at the Arcade, and at the office of Mr W. Finimore. Plans showing the property for sale, the recreation reserves, &c., have been prepared for the convenience of purchasers. The first fifty lots are to be sold at a low price, an advance of 25 per cent being afterwards put upon all sections. For the convenience of the working classes the Arcade will be kept open until 7.30 this evening and tomorrow.

Evening Post 14 Mar 1879

The s.s. 'Moa' will make a pleasure excursion to Lowry Bay to-morrow afternoon at half-past 2 o'clock, and should the weather prove fine, this being probably the last excursion of the season, should be well patronised. The Lowry Bay estate being now in the market, pleasure seekers will have very few more opportunities of visiting that favorite resort, and should take advantage of the present occasion.

Evening Post 02 May 1879 Lowry Bay Estate

[this advertisement was run regularly up till 2 August 1879]

Wanted known, that George Knight (late of the Hutt) is now settled at the above, and is prepared to supply Visitors with Meals at all hours; also, to convey parties to and from Hutt Station on reasonable terms by giving one day's notice. N.B. – Horses grazed and fed on reasonable terms.

Benjamin Smith & Co. to Mr Knowles 13 Oct 1879

Extract from agreement for sale of Lowry Bay 26 Oct 1877 - 3. Immediately upon the execution of a Grant or Conveyance of the said Land to the said Duncan Sinclair the said Duncan Sinclair shall execute a mortgage to Her Majesty... A Grant was to be issued in the names of the purchasers - this has not been done; and it is therefore probable that no mortgage has been prepared. The interest has been collected regularly by B. Smith & Co. and paid over to the Government in accordance with the Terms of the Agreement.

John Knowles to B. Smith & Co. 14 Oct 1879

"In reply to your memo of yesterday I am directed by the Minister to request that you will be good enough to see to the preparation and execution of the mortgage deed for the Lowry Bay Estate. I think however you must be mistaken in saying there is no mortgage deed, as in the account rendered by you the purchase money is distinctly accounted for as cash £700 and mortgage security £2800. Please give this your immediate attention."

B. Smith & Co. to John Knowles 15 Oct 1879

"In reply to your letter of yesterday... I have the honor to state that our account re sale of Lowry Bay estate was made out as is customary where a portion of the purchase money is intended to be secured by a mortgage; and having verbally instructed the Crown Solicitors, the onus of completing the transaction lies with them. I may however explain that until the Crown Grant is prepared, in the names of the purchasers, as was promised at the auction, the mortgage cannot... be executed. I am told at the Crown Land Office that no instructions have been given for the preparation of the Grant. If you will kindly instruct me in what way I can facilitate the completion of the business I shall be happy to attend to it promptly."

Izard & Bell to Undersecretary Public Works 29 Oct 1879

"re Lowry Bay estate - Will you be good enough to send us all papers and title deeds relating to this estate as we wish to supply the purchasers (Mesr Sinclair) with an abstract of the title of the Crown to the land sold and prepare the mortgage to the Crown to secure the balance of the purchase money."

Buckley, Stafford & Fitzherbert to Minister of Lands, Wellington 03 Feb 1880

"Sir, We have the honour to inform you that by deed dated the 29th day of January 1880 and made between Daniel McIntyre of the City of Wellington, Merchant and Frederick Cook of the same place late Bank Manager of the one part and Duncan Sinclair of Wainuiomata, Settler, and John Mowlem of Palmerston North, settler of the other part, the said Daniel McIntyre and Frederick Cook for the consideration in the said deed appearing did assign convey and transfer unto the said Duncan Sinclair and John Mowlem all and singular... estates and interests of them the said Daniel McIntyre and Frederick Cook... sections of land numbered 20, 21, 22 and 23... in the Harbor District under provincial district of Wellington and known as 'Lowry Bay Estate'."

John Knowles to Messrs Buckley & Stafford, Solicitors, Wellington 10 Feb 1880

"Gentlemen, I am directed by the Minister for Public Works to acknowledge the receipt of your letter of 3rd inst relative to a transfer by Messrs Cook & McIntyre of their interest in sundry sections of Wellington Harbor district to Messrs Sinclair and Mowlem, and in reply to refer you to Mr F. D. Bell the Crown Solicitor in whose hands the completion of the matter rests."

R. Smith to Minister of Public Works, Wellington 14 Feb 1880

"Sir, I have the honour, by request of the mortgagors of the Lowry Bay Estate (lately bought from the Government) to inquire whether the Government would release about 7 acres of the 569½ acres which the Estate comprises. The Mortgagors are under contract to sell the seven (7) acres mentioned above, and the sum of £1,233 will be due to them on account of the same next month, and they propose to pay the whole of that sum to the Government as received, on their releasing, or conveying, the small area mentioned. If the Government would further consent to receive the whole purchase money for the allotments, as they are sold, the balance of the mortgage money would be paid off in a short time. They find that if they cannot give a title until the due date of the mortgage (5 years hence) that their operations will be greatly restricted. They have already expended about £2000 upon the property in survey, road making, improving the existing buildings, and the building of a jetty in the Bay. And had it not been for the extraordinary tightness of the money market, they would have been able to get all the accomodation they required without troubling the Department. As they are not asking for advances, or extension of time, but to be allowed to pay money into the Treasury they hope the Government will favourably consider their application..."

Holdsworth to Crown Lands Office 04 Mar 1880

"Sir, Referring to your Mem No. 139/1 of the 17th ult. I have the honour to forward to you herewith 2 draft Crown Grants, in favor of George Hart, for Section Nos 20, 21, 22 and 23 in the Harbour District, for the signature of His Excellency the Governor. Also copies for registration."

B. Smith, accountant for Sinclair & Mowlem 19 Mar 1880

"Dear Sir, I find that the Crown Grants of Lowry Bay Estate have not been registered in consequence of the Fees for Grants & Registration not having been sent down. Will you kindly get this done as soon as possible? The bills taken by Sinclair & Mowlem fall due in a few days & unless the Grant be registered the Solicitors who prepare conveyances may advise their clients not to pay."

G. Stevens for B. Smith, Estate Agent, Wellington to Crown Lands Office 20 Mar 1880

"Sir, I have the honour to acknowledge receipt of your letter of 19th... and to inform you that the Grants for the Lowry Bay Estate were sent to the Commissioner of Crown Lands on the 12th inst and a voucher for the cost of the fees passed to the Treasury on the 5th inst. The Commissioner Crown Lands will be at once... get the deeds registered."

Plan of Lowry Bay Township, Wellington, New Zealand

Prepared by Geo. A. Beere, Licensed Surveyor under Land Transfer Acts, Panama Chambers, Panama St, Wellington; J. Hughes, Litho.

Section 8	Smith	0a 1p 0r	Outlined in pink
Section 9	Smith	0a 1p 0r	Outlined in pink (Sections 8-9 one block)
Section 11a	Griffith	0a 1p 8r	Outlined in pink
Section 11	Logan	0a 1p 0r	Outlined in pink - coloured in Blue
Section 12	Duff	0a 1p 0r	Outlined in pink
Section 13	Blany?	0a 1p 0r	Outlined in pink - coloured in Blue
Section 14	Graham	0a 1p 0r	Outlined in pink
Section 15	Whitehead	0a 1p 0r	Outlined in pink
Section 21	Waters	0a 1p 13r	Outlined in pink - coloured in Blue
Section 28	Fraser	0a 1p 13r	Outlined in pink
Section 32		0a 1p 0r	Ticked in pencil
Section 33		0a 1p 0r	Ticked in pencil
Section 44		0a 0p 39r	Ticked in pencil
Section 45		0a 0p 35r	Ticked in pencil
Section 46		0a 0p 29r	Ticked in pencil
Section 56	Mills	0a 1p 2r	Outlined in pink
Section 98	Alcorn	0a 1p 0r	Outlined in pink
Section 110		0a 1p 37r	Ticked in pencil
Section 111		0a 1p 32r	Ticked in pencil
Section 112		0a 1p 35r	Ticked in pencil
Section 113	S. Brown	0a 3p 7r	Outlined in pink - coloured in Blue
Section 144	Quick	1a 0p 2r	Outlined in pink - coloured in Blue
Section 145	Quick	0a 3p 34r	Outlined in pink - coloured in Blue
Section 176	Duff	1a 0p 4r	Outlined in pink

B. Smith to H. A. Atkinson, Colonial Treasurer 30 Mar 1880

"Sir, Referring to the interview which Mr Sinclair and I had with you this day, I have the honour (as requested) to put into writing the proposition then submitted, and to which, subject to the opinion of your legal adviser, you kindly assented.

1st That on payment of £200 the following allotments should be omitted from the proposed mortgage, viz.,

Allotment No. 11	0a 1r 0p
Allotment No. 13	0a 1r 0p
Allotment No. 21	0a 1r 0p
Allotments 144 and 145	1a 3r 38p
Allotment No. 113	0a 3r 7p
Total	3a 2r 18p

2nd That on further allotments being sold, and the whole purchase money therefore being paid to Government, the allotments should be released; or, that the Government should join in the conveyance thereof to the purchasers until the whole amount of the mortgage should be paid; and that a Memo expressing the consent of the Government to this arrangement be given. Interest on such payments to cease.

I may note that the Estate consists of 569½ acres and was sold for £3500. Deposit paid at time of sale £700, leaving £2800 (on which interest has been regularly paid). Deducting the payment now proposed £200 leaves £2600 for which a mortgage is to be executed. Since the purchase the value of the Estate has been increased by an expenditure of about £2000 in survey, road, fencing and the building of a jetty; and their buildings are insured in the name of the Queen for £600. I have attached a Plan of a portion of the Estate. The allotments to be omitted from the Mortgage are coloured blue; the allotments coloured red were sold under agreements, but, owing chiefly to the inability of the vendors to give a title, the Bills taken in payment were dishonoured, but on their being in a position to give a conveyance it is expected that the sales will be revived, and then allotments sold, so as to extinguish the mortgage long before the date for repayment in October 1883. I may add that on the proposed arrangements being carried into effect, the sale of the estate is to be intrusted to me and that my best endeavours will be used to pay off the whole of the mortgage as quickly as possible."

B. Smith 06 Apr 1880

"Sir, I have the honour by direction of the Colonial Treasurer... to acknowledge the receipt of your letter of the 30th ult. Making certain proposals respecting the Lowry Bay Estate. In answer to the first proposal as to the omission from the proposed mortgage of certain allotments indicated, I am to say that the Government will accede to the request upon payment of the sum mentioned by you. With regard to your second proposal the Government are desirous of meeting the wishes of the purchasers as far as possible, and are prepared to give an undertaking to the effect suggested by you, but on the distinct condition that the same may at any time be withdrawn, and that before any sales are made the previous sanction of the Government, both as to locality and price, shall be obtained the amounts paid for purchases being handed over as suggested by you, and interest on such amounts to cease thereafter. Previous to any undertaking being given, however, the mortgage agreed upon must be executed, but this will not of course contain any reference to such undertaking."

Elliot, General Crown Land Office to Hon Major Atkinson 13 Apr 1880

"When the papers were handed to me by you on Saturday the 10th instant I understood from the verbal instructions you gave me at the time that you wished me to read the minute of the Solicitor General and the draft letter which it was proposed to send to Mr B. Smith - and endeavour to come to some arrangement for a settlement of the whole business as you were too busy to attend to it yourself. On Saturday afternoon I met Mr Sinclair, one of the purchasers of the estate in the Hutt? and I told him that I had been asked by you to take action in the matter. Mr Sinclair replied that he intended coming in from the country on the following Monday specially to deal with the... business and that he would call upon me with Agent Mr B. Smith - Mr Sinclair accordingly called upon me with his brother and the first question he asked was whether Mr Smith had been to see me as he (Mr Sinclair) had been looking for him all the morning and he understood he was with me.

However as Mr Smith was not present I considered there would be no harm done if I endeavoured to get the matter settled with his Principals who seemed exceedingly anxious that the business should be disposed of. I accordingly read to the Messrs Sinclair Mr Smith's letter of the 30th March with the contents of which they stated they were already acquainted, and I also read to them the proposed reply as drafted by the Solicitor General both which they expressed themselves as perfectly satisfied. Mr Sinclair wanted to know whether the Government would bear the expense of bringing the estate under the Land Transfer Act but I informed him that I considered that was his business when he stated it did not much matter as he was taking steps to have the plan re-compiled in accordance with the requirements of the Land Transfer Department and that it would probably be ready by the end of the week.

Immediately after Mr Sinclair left me I went to the Solicitor General and I told him what I had done in the matter and that I proposed, with Ministerial approval, to send the papers to the Crown Solicitor - to look after the Title on behalf of the Crown and the preparation of the Mortgage Deed by the Solicitors of the purchasers - Mr Reid pointed out to me that I would have to explain he had written that portion of his minute which refers to the Crown Title under a misapprehension of the facts as he had since ascertained that conveyances to the Crown were in existence. I also enquired of Mr Reid whether he had any objection to my sending his minute with the papers to the Crown Solicitors and he informed me that he had not provided I sent the necessary explanation as above. My intention was to have minuted the papers and also to have seen the Crown Solicitor myself and further verbally explained to him.

After taking the above action I had the draft letter of the Solicitor General copied for signature for transmission to Mr Smith in reply to his letter on the subject but before signing it I thought it advisable to inform you of what I had done and I accordingly waited upon you with the papers when you stated that I had entirely misunderstood your instructions. I regret there should have been any misunderstanding upon my part of the instructions you gave me and I can only say that in acting as I did I considered I was using my best endeavours to get the business settled to the best interests of all parties concerned and that I was thus giving effect to your wishes in the matter."

H. D. Bell to Under Secretary Public Works 15 May 1880

"Lowry Bay Estate. The purchasers of the above property have to execute a mortgage for part of the purchase money. There will be some future difficulty about a release if the Mortgage is taken in the name of Her Majesty the Queen and I venture to suggest that it would be advantageous if this and similar mortgages should be taken in the name of the Public Trustee who being a Corporation is always in existence and could always give a valid release. Will you kindly obtain the opinion of the Law Officers for my guidance on this point."

1880 Jun 7 Governor "consents to the accompanying application from Messrs Duncan Sinclair and John Mowlem to bring sections 20, 21, 22 and 23 Harbor District Wellington (Lowry Bay Estate) under the provisions of the Land Transfer Act."

Izard & Bell to Under Secretary Public Works "re Lowry Bay Estate 22 Sep 1880

We have the honour to inform you that the mortgage from the purchasers (Messrs Duncan Sinclair & John Mowlem) of this estate to the Crown has been executed and handed to us and we have received the sum of £200 in further part payment of the purchase money. The mortgage secures the payment on 26 Oct 1883 of the balance of the purchase money viz £2600 together with interest in the meantime at 6% payable quarterly. Will you be good enough to instruct us as to the payment over of the £200 we have in hand."

Evening Post 17 Dec 1880 Notice

Running on Lowry Bay Estate, one chestnut Mare, white spot on forehead, branded JK (conjoined) on off side neck. If not claimed and all expenses paid by the 4th January 1881 will be sold at the Hutt market on the 5th January 1881. Thomas Barton, in charge of Lowry Bay Estate.

Memo to Paymaster General 27 Jul 1881

One quarter's interest on balance of purchase money of Lowry Bay Property due on 26 April 1881 £39 and one quarter's interest due on 26 Jul 1881 are both as yet unpaid.

Evening Post 28 Oct 1881 Lowry Bay

Cottages to Let, furnished, from 1st November. All excursion parties and others wishing to run to Lowry Bay, must apply for permission to the undersigned. W. R. Waters, Agent for J. D. Sinclair.

Evening Post 24 Dec 1881 Notice

The Sole right for Excursions to Lowry Bay, on Monday and Tuesday, 26th and 27th December 1881, and Monday 2nd January 1882, is sold to Mr P. Coffey. W. R. Waters, Agent for J. & D. Sinclair.

1882 Apr 18 Another quarter's interest £39 remains unpaid - total £117

Evening Post 19 May 1882 Caution to Sportsmen

Notice is hereby given that all persons found trespassing on the Lowry Bay Estate will be prosecuted, and all dogs destroyed. J. & D. Sinclair, Wainuiomata. Wellington, 18th May, 1882.

1882 Jul 8 £156 received from Mowlem & Sinclair

John Mowlem 12 Aug 1882

"Sir, I received your letter yesterday calling my attention to the fact that the interest £39 due to Govt is not paid. It will be paid next week." This was not paid as of 28 August.

John Mowlem 30 Aug 1882

"Sir, I have instructed Messrs Levin & Co. to pay into the Treasury the sum of £19 10s being my share of the interest due on Lowry Bay."

Evening Post 12 Jan 1883

The ironworkers left in the s.s. Go-Ahead, for their picnic at Lowry Bay, at 10.15 this morning. The vessel was crowded, and as the weather was clearing up and a band was on board playing some inspiring tunes, the excursionists look as if fully bent on spending "a happy day."

1882 Oct 26 £39 due & unpaid

1883 Jan 26 £39 due & unpaid

1883 Apr 26 £39 due & unpaid

Evening Post 16 Mar 1883 Notice

All persons found trespassing on the Lowry Bay Estate will be prosecuted. W. R. Waters.

1883 June - the owners are Captain Mowlem, Palmerston North and Mr Alexander, contractor, Masterton

Acreage of the Lowry Bay Estate 560 acres price £5000 At present the Government have a mortgage over the property for £2200 at 6%. The improvements on the property among other things are: 3 first rate houses thoroughly furnished, a wharf costing £350 a large portion of the flat has been leveled and drained with large earthenware drainpipes. A splendid orchard. About a mile of road formed leading from the flat over the hills. Another portion of road on the farther side of the bay. A farm of 40 acres constantly let for £40 yearly and a great many other improvements namely fencing &c.

John Mowlem to Secretary Treasury 25 Dec 1883

"Sir, Referring to your letter... received by me last night, concerning the insurance on the buildings at Lowry Bay; I have this day forwarded to Messrs B. Smith & Co. a cheque for £4 5s amount of premium to effect an insurance of £600 for twelve months, as before. I note that what you say respecting the payment of the mortgage money, and will attend to it in time to satisfy the Government..."

John Mowlem to Secretary Treasury 31 Dec 1883

"Sir, I enclose the receipt for premium for Insurance on the buildings at Lowry Bay. Insured in the Norwich Union Fire Insurance Society, in the name of H. M. the Queen for £600."

John Mowlem to Secretary Treasury 15 Jan 1884

"Sir, I beg to forward cheque for £39 being amount of interest due on the Lowry Bay Estate..." (Bank of Australasia)

Memorandum from the Accountant to the Treasury 02 Apr 1884

"Mr H. D. Bell was enquiring yesterday with respect to the balance due on the purchase of the Lowry Bay Estate. I make it up as under:- Principal £2600; Less £2500 received on 31 March leaving a balance of £100; Interest on £2500 @ 6% 26 Jan to 31 Mar - 65 days £27 15s 7d; Total balance due £127 15s 7d"

Izard & Bell to J. C. Gavin Esq., Secretary to the Treasury 02 Apr 1884

"Sir, re Lowry Bay Estate. We have the honor to inform you that we have today paid into the Bank of New Zealand, to the credit of the Public Account the sum of £127 15s 7d being the balance... of principal and interest due on the mortgage from Sinclair & Mowlem to the Crown – we enclose the Bankers receipt. Will you be good enough to have the receipt which you will find endorsed on the mortgage left with you today, duly signed by the Colonial Treasurer and returned to us in the course of tomorrow - The receipt by the Colonial Treasurer will be a sufficient discharge of the mortgage..."

Izard & Bell to Secretary to the Treasury 08 Apr 1884

"Sir, re Lowry Bay Estate. We understand that there is a policy of insurance in the Norwich Union Insurance Office for, we think, £600, on the buildings on this estate & that it was handed to you by Messrs B. Smith & Co. As the mortgage to the Crown has now been released and the property conveyed to Messrs Levin & Bell we shall feel obliged if you will have the policy transferred to those gentlemen and sent to us..."

Evening Post 05 Apr 1884 Lowry Bay Estate – Notice to Sportsmen and Others

The above Estate having been purchased by the undersigned, all persons found trespassing thereon after this date will be prosecuted according to law. For Messrs W. H. Levin and H. D. Bell. W. R. Waters, Agent, Lambton Quay. 3rd April 1884.

Evening Post 03 Dec 1884

Anyone Trespassing or Lighting Fires on Lowry Bay Estate will be prosecuted. W. H. Stafford, Lowry Bay.

Evening Post 14 Aug 1905 Sale of the Lowry Bay Estate

We understand that a syndicate of city residents has (through Messrs Wm. H. Turnbull and Co.) acquired from Mr H. D. Bell the valuable Lowry Bay estate, consisting of about 370 acres. It is understood that the price was between £35,000 and £40,000. The portion of the property between the residences of Mr Bell and Mr Arthur Pearce is to be reserved for members of the syndicate, who intend to erect handsome seaside residences upon it. The land at Point Howard, a picturesque spot lying towards the Hutt, will, it is stated, be subdivided into suitable building lots and offered to the public at an early date, and it is also, understood that a substantial wharf will be erected on the site of the old jetty with the object of enabling the ferry steamers to call in at the bay at regular intervals.

Dominion 25 Jan 1908

On Wednesday evening a fire broke out on one of the ridges of the Lowry Bay Estate, and looked as if it would sweep the bay. A man was dispatched for assistance, and a dozen willing hands turned out, and were conveyed down in one of Mr Peter's brakes. They had a long fight, and did not succeed in checking the fire until after midnight.

Evening Post 25 Nov 1936 Historic Home – End of the Bell Estate – Story of Lowry Bay

The well-known home and grounds of the late Sir Francis Bell, at Lowry Bay, one of the outstanding landmarks on the popular drive to Eastbourne, is to be sold, cut up into building sites. The bay derives its name from Lowry, who was mate of the Tory. The property, which originally comprised about 550 acres, was first taken up by George Hart by Crown grant in 1859. In 1865 the property was purchased by the Crown and a residence (later owned by the late Sir Charles Skerrett) was erected as a country seat for the Governors of New Zealand. This residence was frequently used by Lord Normanby and his staff. In 1877 the Crown sold it to Mr Duncan Sinclair and Captain John Mowlem, who in 1884 sold it to the late Mr W. H. Levin and the late Sir Francis Bell. Some little time afterwards Sir Francis Bell erected the original 'Taumaru' residence, which has been added to from time to time. On Mr W. H. Levin's death in 1893 his share was acquired by the Bell family. In 1905 a large portion of the flat in the bay itself and the hills to the northward were sold to the Lowry Bay Estate Co., Ltd., and subdivided for settlement, and many prominent persons, among them the late Sir Charles Skerrett, the late Mr Robert Turnbull, and the late Mr H. Burnes, made their homes at Lowry Bay. The lands now being offered for sale have thus been owned by the Bell family for over 50 years. During the war 'Taumaru' and 'Wharerua' homesteads (in the latter of which Mr Cheviot Bell now resides) were lent by Sir Francis as a hospital for returned soldiers. His daughter Mrs Rolleston was in charge. It is interesting to contemplate the growth and changes that have taken place on that side of the harbor which originally formed the anchorage of the early whalers. The first building was indeed the whaling station in York Bay, and it still stands. Long before the wharves at Day's Bay and Rona Bay were built there was a wharf (since demolished) at Lowry Bay, used by occasional excursion steamers from Wellington. For many years after Sir Francis Bell acquired the property there were only two buildings between it and the Pencarrow Heads – the whaling station at York Bay and a single small cottage where the suburb of Eastbourne now stands. Apart from an occasional excursion steamer the only means of access in those days was by horse or buggy along the beach and fording the Waiwetū River. This was in those days the principal stock route from the Wairarapa.