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KENYA

38265 /

LAND GRANTS

APPLICATION BY MAJOR GROGAN, ON BEHALF OF MESSRS. KILINDINI HARBOUR
WHARFS & ESTATE CO. LTD., FOR GRANT OF LAND IN THE TAVETA AREA.

Previous

Subsequent

1937

R. 297 2/11/36
 M. J. G. Smith 4/11
 M. J. Parkin 4/11
 M. F. G. 5
 S. J. C. Bottomley 5
 299 5/11
 R. 297

LAND.
Nominal (2).

Submits, for approval, application by Major Grogan, on behalf of Messrs. Kilindini Harbour Wharfs and Estate Co. Ltd., for grant of approx. 20,000 acres of land in the Taveta Area for purpose of establishing a large scale sisal plantation, and comments thereon requesting a reply by air mail.

The 20,000 acres which Major Grogan proposes to develop is Class "D" land, i.e. land in which no special privilege of race should obtain in respect of either initial grants or transfer (vide paragraph 2080 Land Commission Report), and it is unoccupied.

Under Section 25 of the Crown Lands Ordinance, the Commissioner of Lands may cause land available for leasing for agricultural purposes to be surveyed and divided into farms which shall not, except with the consent of the Governor, exceed 5,000 acres, or, except with the consent of the Secretary of State, exceed 7,500 acres.

Section 26 of the Ordinance provides that the lease of farms, unless the Governor shall otherwise order in any particular case or cases, be sold by auction. This presumably is to be a particular case.

The development of the area in question is welcomed. 31 square miles is, however, a very considerable property. It includes, of course, uncultivable areas, but if Major Grogan sticks to the letter of the proposed development condition, that cultivation of the land must be at the rate of 500 acres per annum for the first ten years, development will not be very rapid.

The Governor is prepared to approve the grant so ? the Secretary of State's consent need not be withheld.

*How much land
for him
5000 ac?
W.S.*

*C.A. Grogan
4/11/36
J.P. Pasini
4/14*

Sir C. Bottanley

I think this in the neighbourhood of his existing social estate - what is near Toronto - but I am not quite sure.

Apart from this I am not sure about several things. The land may be unoccupied but is it good policy to alienate it? If it is, is it wise to alienate it to Major Grogan? How many other things is he mixed up in? How many pay?

Personally I am dead against Major Grogan and I think Govt. would be fully justified in stone-walling his activities where possible.

But social development may help Kenya - if some of the price goes back - and local opinion is agreed.

So

Yours faithfully

J. P. O. H. D.

I have been a little more than 511 years but the progressive development is too good to lose.

So far as I regard the business

£4000 (H. 2000 per 700 acres)

+ £2000 a year rent

Yours faithfully

2
Zis Kenya 897 (1 amend)

5 NOV 1936

By Air Mail
15/11/36

2

C. O.

Mr. Glad 5.11

Mr.

Mr.

Mr. Parkinson.

Sir G. Tomlinson.

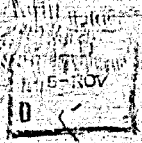
X Sir C. Bottomley

Sir J. Shuckburgh.

Permt. U.S. of S.

(Party. U.S. of S.

Secretary of State.



5 Nov 1911

DRAFT.

Kenya

No. 897

Gov.

Sx

Sir

I have the honor to acknowledge the receipt

of your despatch (No 54) of the 22nd of October

and to convey to you my personal approval

of the grant of an area of about 20,000

acres in the Taveta region to the Kenya

the Kikuyu Native Land Company Limited

for the purpose of a small plantation

I note that the land is unoccupied

and that no native rights will be affected and

that the proposal is recommended by the Advisory

Board & the Executive Council.

FURTHER ACTION.

RECEIVED BY THE SECRETARY OF STATE



RECEIVED

31 OCT 1936

C. O. REGD

22 October, 1936.

Sir,

I have the honour to submit for your approval under Section 25 of the Crown Lands Ordinance (Cap. 140 of the Revised Edition of the Laws of Kenya) an application made by Major E.S. Grogan, acting on behalf of Messrs. Kilindini Harbour Wharfs and Estate Co. Ltd., for the grant of approximately 20,000 acres of land in the Taveta Area for the purpose of establishing a large scale sisal plantation.

2. Major Grogan's proposals for developing the land are based on a 6,000 ton per annum output, and the area applied for is the minimum, after making allowance for areas of waste land, that would give the required results.

3. The land is unoccupied and lies immediately to the north and east of area "D" shown on the plan opposite page 318 of the Land Commission Report, which it is proposed to add to the Teita Native Reserve under Class "BI". The native water supply will not be impaired by the proposed grant.

4. The Provincial Commissioner, Coast, would welcome the development of more land in the Taveta area and supports the application. On the recommendation of the Advisory Land Board and my Executive Council I am prepared to approve of the grant subject to your confirmation.

5. In order to ensure satisfactory development of the property it is proposed to insert a special

Answer (2)

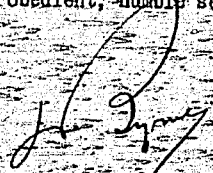
development condition in the grant providing for the cultivation of the land at the rate of 500 acres per annum for the first 10 years. The land has been valued at Shs.4/- per acre, a sum which Major Grogan has expressed his willingness to pay on the usual terms prescribed by the Crown Lands Ordinance.

6. Since Major Grogan is anxious to proceed with his development programme during the forthcoming short rains I should be grateful if your reply may be sent by airmail.

I have the honour to be,

Sir,

Your most obedient, humble servant,



BRIGADIER-GENERAL,
GOVERNOR.