

38265

1937.

C0533/484
KENYA

38265

LAND GRANTS— MESS^{RS.} KILINDINI HARBOUR WHARFS & ESTATE CO., LTD.

Previous

298 7/11

297 11/5

309 12/5

Mr Parkin 12

297

1936

Subsequent

297
309

22/10/37

28/10

Mr Parkin

26

Sir F. Stoddart

27/10

M: Flood

27

Sir C. Bottomley

28/10

Sir C. Parkinson

1/11

S. J. S.

2/11

Sir C. Parkinson

2/11

Mr Parkin

3/11

R 299

9/11

297

9/11

309

9/11

Mr Parkin

10

297

11/11

FILE A.

LAND
NOMINAL
(G.K.Z & T.)

1) *Gov. Kenya* ——— 607 ——— 11-10-37

Recs. grant of 27,000 acres and 10,000 acres respectively to the Kilindini Harbour Wharfs and Estate Coy. Ltd. and gives reasons therefor attaching plan illustrating the applications.

The grant of two further areas of 27,000 and 10,000 acres to Major Grogan will, when added to the grant of 20,000 acres made last year, give him a total property approaching 100 square miles in extent. As last year, no native rights are affected and the proposal is approved by the Provincial Commissioner, the Advisory Land Board and the Executive Council - but the policy of alienating such a vast area in one block would seem to require careful consideration.

C. Costley White.
23.10.

It is a large area, but the proposal is strongly recommended by the P.C. Coast, and there does not seem to be any difference in principle between this application and the one approved on -/36.

? Approve.

J. J. Paskin.
26/X.

From an agricultural point of view there is no objection to the grant of the applications on the development conditions set out in the last sentence of para.6 of the despatch.

F.A. Stockdale.
27.10.

The July desp. mentioned referred to the possible need for expansion of native reserves (or leaving land for

for the natives though not in reserves) and therefore suggested that alienations should be watched.

The area is said to be uninhabited, void of surface water and unhealthy. The adjoining terrain is discussed in the Land Commission report §1217-1234 and its unhealthiness is mentioned as is also the fact that part of the reserve was suitable for irrigation. In §1234 the suggestion is made that the "Kilindini Harbour Wharf and Estates Co." might be invited to make some arrangement for providing the necessary works "on some form of agreement mutually satisfactory to themselves and the natives". I am surprised that this is not mentioned and I think there is a great chance here if they are to get a lease of this large area to make them as part of the conditions do the work for the Native reserve free of cost. (They will have to do some works for themselves anyhow v. para.6).

So if the lease is to be approved, I suggest reference to that § of the report, and say that the Coy. might well be required to do this work for nothing as part of the terms of the lease. (It would also serve to make sure they don't steal the water from the reserve).

The application is supported by everyone

everyone whose business it is to consider the thing and }
the land would be deserted if it isn't granted, and it
will be good to develop. (Where by the way will the labour
come from?) The proposal is to add 10,000 acres to
the existing Ziromi lease bringing it up to 30,000 & to
grant a new lease of a further 27,000 acres to be
developed by a new Company.

Major Grogan will then own a lot of Kenya but
on the whole I think the proposal may be approved with
my suggested reference to the Land Report.

V.S. Hunt
27-10-37.

Sir C. Parkinson.

Major Grogan's original holding in this area is clearly that numbered 6732 on the map. It appears in a return in 17326/31, ^{but} ~~that~~ the area is not stated because only an adjustment was then in question. I should guess it to be about 4,000 acres. ^{clearly} It is to this area that the Land Commission referred in connexion with helping the natives of the Reserve to get water. I agree that the suggestion might be brought to the notice of the Governor, as Mr. Flood suggests, in connexion with these new proposals.

While I agree that Major Grogan's habit of passing out his holdings among various companies and family trusts is disconcerting (you will remember that the "Kilindini Harbour Wharf and Estates Company" arose out of the Mbaraki scheme of infamous memory) there is no doubt that his sisal efforts in the Taveta district have been useful and that his development of underground water has made the desert blossom so far as the sisal plant can do it. As it appears

appears that the land is useless and unattractive to the natives, I see no reason to object to these new leases.

? As Mr. Flood proposes.

W.S.

28.10.1937

SofS.

I think this is a case in which we should give approval, although we may not have much confidence in Major Gregory.

? as proposed.

W.S.

1.11.37

Yes. Say in despatch we understand that the area is uninhabited and in its present state, entirely unproductive + make it Flood's suggestion.

W.S. 2.11.37

2. To Kenya 970. 1. Approved. 9 NOV 1937

B. Ken. Kenya Tel. N. 191 8.11.37
DESTROYED BY STATUTE
Would be grateful for early reply to (1)

Reply already despatched. ? Put by

Clonkey 9/11

Yes. It will come to pass that it is unnecessary to telegraph.

J.P. 10/21

The Done + I saw Major Gregory yesterday and the result is my diff. to Mr. Pilling. Mr. Done has seen it.

For future guidance - The original estate, north + west of the main reserve, is held by the British in the name of Messrs. Sharns Co.; of the areas further east, the two northern northern parts are held by Division 100, the southern part is to be held by a new Co., the Pipe Company.

W.S. 6.1.38 above

To H. Pilling

7/5/38 COND-50 71.38

W.S.

W.S. no reply recd. to no 11. 11/5/38

Kenya will write when some are
developments of which we should
know. I don't think there is
any need to remind, now or later.

Clark White
12/5

Yes. P. G.

J. J. B. C.
12/5
at home.

all

Tomorrow's his mail 5
To my my. 4

C. O.

Mr.
Mr.
Mr.

Sir H. Moore.

Sir G. Tomlinson.

X Sir C. Bottomley, 6-1-38 f

Sir J. Shuckburgh.

Permi. U.S. of S.

Parly. U.S. of S.

Secretary of State.

C. O. D.
JAN 7
4

7. January, 1938.

~~82~~
..... My dear Pilling

Major Grogan called here on

the 5th to discuss the arrangements arising out of the further land grant to his Company in the Taveta area, which forms the subject of the Governor's despatch No. 607 of the 11th October and the Secretary of State's reply of the 9th November.

He said that the Company had agreed to the condition which the Secretary of State had added, but that he had raised the question with you whether it would not be better to postpone or drop this particular matter of supplying water to the natives in favour of what he considered would be a

far

DRAFT.

H. G. PILLING, ESQ., C.M.G.

*Secretariat
Kairwa
Kairwa*

FURTHER ACTION.

far more useful scheme of running water from the Iuni River to supply the new area which has been added to the Reserve ('D' on the plan opposite page 318 of the Land Commission's Report), and, no doubt, also supplying his area lying further east.

As regards the former scheme he showed me a large scale plan with form lines of which ~~no sketch~~ ^{sketch} you have a copy. He said that there were springs in the north-west corner of area 'A' from which the water could be pumped to a point where a canal could be constructed from which water could be supplied to parts of area 'A'. But he said that it would not be worth while. There were no natives in the area except a few rhino poachers, who were not ~~favets~~ at all, but had drifted in from elsewhere. The land below ^{south of} the springs was entirely

C.O.

Mr.
Mr.
Mr.

Sir H. Moore.

Sir G. Tomlinson.

Sir C. Bottomley.

Sir J. Shackburgh.

Paras. U.S. of S.

Party. U.S. of S.

Secretary of State.

DRAFT.

FURTHER ACTION.

entirely unswuitable for native cultivation, while further south the big swamp begins which runs right round the south part of area 'A' and continues to ^{the} Jipe. Also if native cultivation started in area 'A' it would certainly mean that the small but good quality forest round the springs would disappear.

He said that it had been agreed with you that he should open up the matter here, but without any intention that we should do more than give you the opportunity of ^{expressing} phrasing it in official form. I ^{said} made it quite clear that there could be no question of committing the Secretary of State at this stage, but that I would certainly write to you to give

the thing a start. *His idea is that we should begin by issuing a full survey of the area, with an estimate of the water carrying capacity. After*

After he left I ~~have~~ looked at the Commission's report again and there seems to be some discrepancy between his account of area 'A' and that given in paragraph 1228 of the Report, and until you can tell us more about it I feel rather at a loss.

Major Grovan also referred to the excellent opportunity for adjusting boundaries, but I could not find out exactly what he had in mind, but no doubt it is something which he discussed with you. It may be that it is a revival of Marchant's scheme for an exchange between area 'A' and area 'B' which was turned down because the Taveta themselves did not like it. If the proposal has been revived you will no doubt let me know.

Yours sincerely,

(Signed) W. G. BOTTOMLEY

C. O.

38265/1/37 Kenya.

Mr. Paskin

3/11/37.

Mr. Flower

3/5

Mr.

Sir H. Moore.

Sir G. Tomlinson.

Sir C. Bottomley.

Sir J. Shuckburgh.

Permt. U.S. of S.

Permt. U.S. of S.

Secretary of State.



DOWNING STREET.

9 November, 1937.

Sir,

I have etc. to acknowledge the receipt of your despatch No. 607 of the 11th of October, recommending for my approval applications by the Kilindini Harbour, Wharves, and Estate Company, Limited, for the grant of an area of land of about 27,000 acres adjoining the Taveta Native Reserve, and by the Ziwani Sisal Estate Company Ltd., for the grant of an additional 10,000 acres of land adjoining its existing estate and connecting with the estate of the area applied for by the Kilindini Harbour, Wharves and Estate Company.

2. I observe from para. 6 of your despatch that these areas are

FURTHER ACTION.

C. O.

Mr. Paskin 3/11/37.

Mr. Flood 3/6

Mr.

Sir H. Moore.

Sir G. Tomlinson.

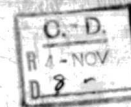
Sir C. Bottomley.

Sir J. Stauchburgh.

Perm. U.S. of S.

Parly. U.S. of S.

Secretary of State.



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part

DRAFT.KENYA

NO. 970

GOVERNOR

FURTHER ACTION.

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at the Commission's report again and there

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let us know.

Yours sincerely,

(SIGNED) W. C. BOTTOMLEY

part of a large block of uninhabited land containing no surface water, and that piping or boring will be necessary for the provision of water for farming operations. In this connection I would call attention to the recommendation in para. 1234 of the Report of the Kenya Land Commission that Government should consider the advisability and practicability of inviting the Kilindini Harbour, Wharves and Estate Co. to enter into some arrangement for providing the necessary irrigation works to enable the area in the Native Reserve, marked "A" on the map facing page 318 of the Report, to be developed to the best advantage.

3. In view of that recommendation

2a. It would, in my opinion, be only

reasonable to stipulate that the Kilindini

Harbour, Wharves and Estate Co. should ~~carry~~ be required to carry

out these irrigation works in the Native

Reserve ^{free} as a condition of the grant

of the area of land for which they have

now

C. O.

Mr.

Mr.

Mr.

Sir H. Moore.

Sir G. Tomlinson.

Sir C. Bottomley.

Sir J. Shuckburgh.

Perm. U.S. of S.

Party. U.S. of S.

Secretary of State.

now applied, and I am prepared to

approve ^{both} the applications on this

condition. I note that the land is uninhabited and entirely unproductive and I have, etc.

therefore not likely to be required for native expansion

DRAFT.

(Signed) W. GRIMSBY GORE

FURTHER ACTION.

(if not already executed)

without payment

AIR MAIL

KENYA

No. 607



GOVERNMENT HOUSE
NAIROBI
KENYA



// October, 1957.

Sir,

I have the honour to refer to your despatch No. 897. of the 5th November, 1956, approving of the grant of about 20,000 acres of land in the Taveta region to the Kilindini Harbour Wharfs and Estate Company, Limited for the purpose of a sisal plantation.

2. Title to this land is now held by Ziwani Sisal Estate, Limited, a new company formed by the Kilindini Harbour Wharfs and Estate Company, Limited, for the purpose of developing the area. Very extensive development has already been carried out thereon.

3. This Company has now submitted a further application, on behalf of a Company to be formed, for the acquisition of another large block of land for sisal cultivation. The land now applied for is about 27,000 acres in extent, to the south of the railway line, extending along the Native Reserve boundary to the eastern shore of Lake Jipe and bounded on the east by a line running almost due south from Salaita Hill.

It is intended that the new Company, although financially independent, shall work in close co-operation as to overhead expenses, siding accommodation, exchange of plant etc., with the Ziwani and Taveta Companies also controlled by Major Grogan.

THE RIGHT HONOURABLE,
W. G. A. ORMSBY GORE, P. C. M. P.,
SECRETARY OF STATE FOR THE COLONIES,
DOWNING STREET,
LONDON, S. W. 1.

(2) on 38265/1/36

J. G. Grogan (2)

The arranged initial subscription of working capital is £50,000.

4. An application has also been made by the Ziwani Sisal Estate Company, Limited, on its own behalf, for an additional 10,000 acres of land lying between the 20,000 acres recently granted and the railway line. This portion is desired for the purpose of bringing this block into contiguity with the area south of the railway line referred to in paragraph 3, and thus facilitating the co-operative working of the two Companies.

5. The applications have been advertised for a period of one month and no adverse comments have been received.

6. Special consideration has been given to the applications in relation to the remarks in paragraph 5 of your despatch No. 561 of the 26th July last. These areas are part of a large block of uninhabited land containing no surface water; piping or boring will, therefore, be necessary for the provision of water for farming operations. The climate and other conditions around Lake Jipe are regarded as being very unhealthy and consequently unattractive to natives. A considerable area is being added to the Taveta Native Reserve in accordance with the recommendations of the Land Commission, and the remainder of the land in the vicinity, classified by the Land Commission as a "D" area, is not likely to be required for native expansion.

The Provincial Commissioner, Coast Province strongly recommends the present applications.

The valuations placed upon the land are Shs. 4/- per acre for the 10,000 acre portion and Shs. 3/- per

(2) on 38313/37

4/1/49 Flood 22-10-37

(Letter to S. of S.)

acre for the 27,000 acre Lake Jipe area.

If the applications are approved it is proposed to impose special development conditions to provide for the cultivation of not less than 500 acres per annum during the first ten years of the grant.

7. The applications have been considered by the Advisory Land Board and by Executive Council and are recommended for your approval.

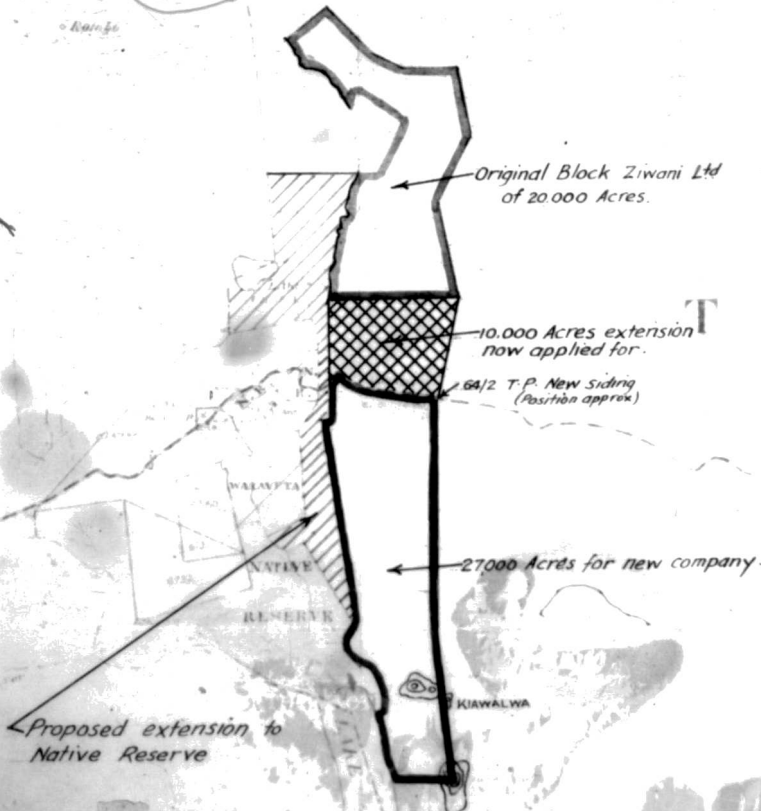
A plan is attached illustrating the applications.

I have the honour to be,

Sir,

Your most obedient humble servant,

Brooke-Polham
AIR CHIEF MARSHAL.
GOVERNOR.



NORTH
PARE MTS

Scale: 1:250,000