

KENYA

124

38578

FAS
REL. 5 AUG 20

AFRICAN INDIAN DEPUTATION

POSITION OF INDIANS

1920

4th August

Last previous Paper.

Further comments on policy towards Indians and
trans copy of "Sanitation in Nairobi" for consen.

Dr. J. F. Fidler in letter to the Editor

1. A more reasonable written letter than usual - but it goes over the same ground - & the S. J. will not wish to be drawn into any discussion either as to the statement itself.

caption was fallen on 27227/100 as to the "threat" - i.e. that

Indians will refuse to pay any taxes imposed by the Municipality or to obey instructions issued by the Municipality, if not given representation on the Municipal Council [see x on p. 10 of summary of deputation records]

if. last part of in paragraph altered / pen on that paper: if

Copy sent to Mr. Cooper Do

Next subsequent Paper.

38614

If Z is not a defect, the word
cannot have ceased to bear any
meaning.

I do not see any object in
applying to this letter otherwise than
by an act - & there is no
point in mentioning it
or segregation.

3. If Mr. Gov. has published the
London. Policy. Dispatch, there is
no reason why a copy need
not be sent to Mr. Governor.

2. Mr. N. accepts - & says that
he will receive that a copy
of Mr. Gov. setting forth
the Gov's decisions where it
has been published in
Kenya -

and Mr. Gov. by act to reform
no more to be published in
Kenya -

2. copy of copy with Mr. Gov.
copy - I. D. for my act.

Sir Read Mr. P. Fisher's letter
as publication of the dispatch. This was
not authorized in its original dispatch - only
as a result of Mr. S. W.'s decision.
Under the

The circulation
of the paper
is being
increased

When the modifying telegram was sent,
I stated this point - to be
delay by reference back - attend the
working of the publication to a degree
that the original meaning.

If Mr. Gov. is to send the
dispatch to the colonies, special
attention will be required for the
East - to be sure that the work
be the best copy - work for the
& from at the same time with the
published & some of the
to date

paper
of 1878

6 Oct 1878
see also No. 2
35730
P. J. R.
D. 21/8/20
9.8
Mr. W. P. ...

East African Indian Deputation.

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Cannon Street Hotel,

London, E.C.

4th August 1920. 1920

The Hon. Mr. John Walker,
Secretary of State for the Colonies,
Colonial Office S.W.1.

C/O
33573
REC'D
5 AUG

I beg to acknowledge the receipt of your letter of the 27th July in reply to mine of the 24th of June and 10th July, in acknowledgement of the printed letter, containing the full statement of the case of the Indian Deputation in East Africa dated 1918.

I note that your desire, that a more useful purpose could be served by further discussion with the deputation members and their officials, but that you anticipate that I shall make any arrangements which appear necessary in the event of our not being in accord with the decisions arrived at when they are announced by the Governor of the Kenya Colony. I may, however, respectfully point out that it would appear a recent utterance of our Lordship that we have not yet fully participated in a very large number of the decisions which have been taken and it will be our duty to participate in the future.

I refer to the 2nd of your letter, in which you state that you are prepared to discuss the case of the Indian Deputation in East Africa in the event of our not being in accord with the decisions arrived at when they are announced by the Governor of the Kenya Colony. I may, however, respectfully point out that it would appear a recent utterance of our Lordship that we have not yet fully participated in a very large number of the decisions which have been taken and it will be our duty to participate in the future.

East African Indian Deputation.

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Cannon Street Hotel,

London, E.C.

4.8.20.

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Indian rights have been... and a deliberate...
 "to exclude and drive out Indians relentlessly." I
 to submit, however, with all respect and without in the
 least desiring to adopt an aggressive tone, or to exaggerate the facts
 of the charge made by me, namely, that, "there is a settled policy
 on the part of the White Community to prevent the possession by
 Indians of equal rights with them and even to exclude and drive them
 from the Protectorate, and the course pursued by the Administration
 with the approval of the Colonial Office, has been to adopt and to
 enforce this policy", was been substantiated by the facts set forth in
 my printed letter of the 14th instant. The policy described is
 fully allowed in the Report of the Economic Commission, which was
 presented over by a High officer of the Local Administration. That
 Administration, however, has not publicly repudiated the objectionable
 views of the Report, which by our countrymen will rejoice have now been
 fully condensed and amplified by Lord Lonsdale in the House of Lords
 on 14th. I feel confident, however, that the Indian Community
 will not be deterred by the series of misstatements and official
 reports of the East African Government of the last fifteen
 years, and will continue to effect the interests and welfare of the Indian
 Deputation, from the Indian point of view, now cannot but come to
 the conclusion that has already been come to by my countrymen in

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Africa, with, I affirm, substantial justification, that the policy pursued by the Local Administration has been, in effect, to treat the Indian population as a class apart, and to place the policy openly avowed by the great majority of the European settlers in the country. In a retrospect of the history of the Protectorate, since it came under the jurisdiction of the Colonial Office, it is quite clear that the Indian population, which entered such remarkable numbers of immigrants, for whom it was reserved at the beginning as a place of expansion for the countrymen of India, as is clear from the letter from the Government dated the 17th instant, has been placed in a position of political inferiority and social and economic disadvantage by the Local Administration, which has thereby failed to meet and uphold the claims of the Indian Community to equal treatment as equal subjects of His Majesty. I am sure that if your Commission will devote very careful attention to the printed report in which the steady development of this policy has appeared under the headings of "European and Indian Relations," "Present Conditions," "Franchise and Representation," "Land Acquisition and Tenure," "Immigration," "Emigration," "Education from the Services," it will appreciate how deep is the sense of grievance upon which the East African Indian population labours. We should deeply appreciate the Commission's statement that

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London, E.C.

13.30.

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Dear Lordships on the 17th instant with regard to the question of
the maintenance of a distinguished from non-distinguished members
of the Legislative Council, and the various minorities and
other groups. Their views will not, I believe, be altered on
the subject of segregation, and all that it implies. Your Lordships
asked that occasion, especially in the light of the observations
made by the policy, even all that is adopted in the Indian Colony will
be as possible be extended to the other colonies territories. I
believe that neither the Government in East Africa nor in India will
oppose the proposition that, with all the vast areas open to
settlement in the great self-governing territories which are
available for population, the which exclude the Indian
people of East Africa may be considered as a disadvantage.
The Government feel that the policy adopted in regard to the Indian
is, with the subsequent modifications, a satisfactory one, and
especially for our case of "non-distinguished members", which is
very, and a provision to be made for the Indian people in
the territory, whose connection is to be made with the Indian
and the policy of recent years. I believe that this policy
will not be removed until the Government have approved. It
is a policy which is in accordance with the interests of the
territories, and the Government will be glad to consider any
proposal which may be made in this regard.

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London, E.C.

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... have been sanctioned in order to ...
 to confer the Franchise upon the ...
 to Indians; to grant to Europeans ...
 ... Council and ...
 ... much older, and, ...
 ... is required to be satisfied with ...
 ... inadequate character; to place ...
 ... lands to and to Indians; ...
 ... to segregate the Indian Community from ...
 ... "sanitary grounds"; to exclude Indians from the ...
 ... Civil Service and ...
 ... of London ...
 ... Indian ...
 ... right of trial by jury ...
 ... and ...
 ... if the ...
 ...
 ...
 ...

... in the House of Lords ...
 ...
 ...

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I fear that your Lordship has done me less than justice, for I have made no such charge and none is involved in anything I have written. It is notorious, and indeed, testimony has recently been given on this point by an expert and observer as Sir Theodore Harrison, that the local Administrations in East Africa are weak and faulty. The European Settlers are unscrupulous and aggressive, and it would be remarkable indeed if the officers of the Administration did not take the colour of their surroundings and, to some extent, succumb to an atmosphere so clearly hostile to the Indian Community, and the Imperial Government obviously cannot be absolved from its responsibility for the acts of omission and commission committed by the subordinate Administrations in East Africa in its name and on its behalf. My Lordship also protested against what I described as the demand that accompanied my demand for equitable treatment of my countrymen. I had no intention of offering violence, nor did I do so. But I should have been entirely lacking in my duty had I failed to call on His Majesty's Government to take steps for dealing with the abuses presently existing in the Colony of the situation which will certainly develop if substantial justice is not done to them. It is needless, and it would be dishonourable on my part, to conceal the fact that both in East Africa and in India, my countrymen find that, where, in the Colonies, there is a conflict of interests

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bitterly resented by the Indian Community, and its enforcement
is bound to lead to grave discontent and trouble. It is
desire to co-operate with His Majesty's Government, in order
to avoid these unfortunate results that I have been compelled to
leave this country to place myself unreservedly at the disposal of
His Majesty's Government and of your Excellency.

Yours faithfully,
Amir Fakir Ali Khan

35573
REC. 134
REC. 134
AUG 20

SANITATION
IN
NAIROBI.

A. M. JEEVANJEE.

ADVOCATE OF INDIA PUNE BOMBAY

SANITATION IN NAIROBI.

(116) The sanitation of Nairobi was dealt with in 1907 in a very able report by Mr. Bransby Williams, in which he recommended the removal of the Indian Bazaar, planned out a scheme of drainage and sewerage and pointed out that fresh public health legislation was required 'not only for Nairobi but also for the whole Protectorate.'

The condition of Nairobi in 1913, when I visited it, showed that very little progress in sanitation had been made in the interval. The Indian Bazaar is still in its central position in the town, and, if possible, in a more insanitary and over-crowded condition, the scheme of drainage and sewerage is only at its beginning, and the provisions for the public health ordinance were not drafted.

(117) The existing insanitary conditions in the streets and back-lanes of Nairobi are sufficiently obvious from the photographs 1 to 12, and need no description. They demonstrate the results of absence of drainage, of bad conservancy and of non-effective sanitary administration. They do not show the bad internal arrangements common to most of the buildings, especially in regard to those occupied by Asiatics, nor do they show the over-crowding of these tenements.

(118) Plan 1 gives typical examples of premises in the Indian Bazaar and their sub-division. The uncoloured portion in each building indicates the yard space open to the sky. In all it is exceedingly small, in two there is none. In the majority of instances each of the separate shops has a store, a kitchen, and possibly another room attached to it belonging to the tenant, and the other rooms are let to sub-tenants. The owner probably pays a small annual amount to the Government for the land. He is paid a large sum per month by the tenant and the tenants recoup themselves by charging so much a month per sub-tenant. It is in this way that the shanties and buildings in the Indian Bazaar and elsewhere in the town are exceptionally profitable holdings for the owners, at the expense of health, decency, and comfort of the occupiers and cost to the Government for suppression of epidemic diseases which this state of things fosters.

Plan 2 represents sub-division of another plot of ground into building sites and the buildings that have been erected, or are being constructed on these sites. It will be seen from the plan that another insanitary area is being formed. In fact, it is a very typical example of what is going on in many parts of the town. It will soon be a problem of not one, but of many Indian Bazaars.

The Health Officers' communications to the Chief Sanitation Officer, which I subjoin, give some details.

Very little progress in sanitation.

Photographs and plans show some of the existing insanitary conditions.

They show insanitary buildings.

HEALTH OFFICE, NAIROBI,

28th October, 1913.

SIR,

With reference to No. 13/100/1, I have the honour to forward you a plan as directed.

(2) A statement as follows:—

- Plot No. 1. Proposal licensed house and dwelling house (lodgings).
Number of persons—18
Caste—Indians.
- " " 2. Tin shanty, dwelling house and fuel yard.
Number of persons—3.
Caste—Indians.
- " " 3. Upper Story not completed.
Lower Story—two shops.
Number of persons—32
Caste—Indians.
- " " 4. Vacant.
- " " 5. Under construction.
- " " 6. One shop.
One hotel.
Back quarters, lodging house.
Number of persons—23.
Caste—Indians.
- " " 7. Not started. Plans approved, but will not be carried out as plot has been purchased by Mohammed Din.
- " " 8. Three shops in front.
Back and first floor, lodging house.
Number of persons—50 Indians and 4 Natives.
- " " 9. Shops in front—2.
Back—lodging house.
Number of persons—16, all Indians.
- " " 10. Shops in front—2.
Back—lodging house.
Number of persons—22 Indians (place over-crowded).
- " " 11. Lodging house—double story bldg.
Indians—30, Natives—2.
- " " 12 and 13. Vacant.
- " " 14. Indian Theatre at present.
Store room for Nazareth.
No inhabitants.

- Plot No. 15. Dwelling house.
Indians—4.
- " " 16. Lodging house—one room, office in front, Indians—27.
- " " 17. Dwelling house.
Indians—3.
- " " 18 and 19.—Vacant.
- " " 20. Lodging house—2 shops at present.
Used as stores.
Double story.
Indians—20.
Yard used as fuel yard.
- " " 21. Dwelling house.
Fuel yard in front.
Inhabitants—1 Indian, 1 Native.
- " " 22 to 26.—Vacant.
- " " 27a. Lodging house.
Indians—13.
- " " 27b. Dwelling house.
Indians—5.
Front not completed.
- " " 28. Not occupied.
- " " 29. Under construction—Foundation not constructed.
- " " 30. Dwelling house—Indians, 6.
- " " 31. Lodging house—Indians, 17.
- " " 38. Lodging house—Goans, 18.

(4) In the Williams' scheme the main sewer is to be constructed along River Road. Plots 1 to 20 can be drained into this main sewer.

Also an open drain is to be constructed along the S. E. edge of the plots, connecting Victoria Street with River Road.

Plots 21 to 40a drain into this one or into the former.

I have, &c.

(Sd.) B. W. CHERRETT,
Medical Officer of Health.

To

THE CHIEF SANITATION OFFICER,

NAIROBI.

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HEALTH OFFICE, NAIROBI.
12th October, 1913.

Sir,

I have the honour to inform you that the Municipal Engineer and myself visited the Abdul Hussein Estate this morning. The whole place is in a shocking insanitary condition, in fact, it is a huge evil smelling swamp, due to escape of liquid refuse from the house, drains and evil flowing sumps.

The cause of the trouble is that there is no drain in River Road or sanitary lanes, except an earth one which we have recently constructed. Houses have been built and are being built all over the estate and not the slightest provision for drainage has been attempted on the part of the authorities.

Most of the houses have sumps, but no sump made could deal with the tremendous amount of escaping soiled water, since each house is practically a lodging house with in some cases, as many as 40 persons in them.

I recommend that the necessary drainage be immediately constructed, also that no more houses be allowed to be built till this is done.

I have, &c.,
(Sd.) B. W. CHERRETT,
Medical Officer of Health.

THE TOWN CLERK.

(Copy forwarded to the Chief Sanitation Officer.)

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5
Town planning and Indian Bazaar. Discussion of Sanitation of Nairobi Sanitary Commission.

(119.) Before my arrival in Nairobi a local commission was appointed to report on the sanitation of Nairobi. I have had the privilege of seeing that part of the report relating to their town planning scheme and their treatment of the Indian Bazaar. As regards the first I am entirely in accord with their view that there should be a division into separate quarters for Europeans, Asiatics and Africans, but would advise, in view of the probable extension of the European Commercial area in the next 25 years, that the limits of the European area should be extended to the river instead of stopping short at Victoria Street. This would avoid the possibility of an Asiatic area being sandwiched in between two European commercial centres. The next point I am in agreement with is that the Indian Bazaar should be demolished and removed, but, for the reason which I have fully given in an earlier report I do not agree with them as to the value of the alternative scheme which they recommend. I consider it in no way meets the case and is not in the interests of the healthy development of the town, and the removal of the Bazaar from the centre of the town is imperative because its presence is a continual menace to the community. The alternative scheme of the Commissioners is to improve the Bazaar by strict enforcement of sanitary rules and to establish a residential area for Asiatics on the north side of the river, and a trading centre or non-residential Bazaar on the south side of the river on land belonging to Mr. Grogan, and for which an annual rental of £2,000 to £2,500 is to be paid to Mr. Grogan for a lease of 99 years.

Objections.

(120.) Apart from the financial aspect of the question, which appears to me to be unsound, there are other objections to the scheme:-

1. It fails in not dealing with the present Bazaar. The application of sanitary laws can improve matters as regards over-crowding and some other insanitary conditions that are associated with over-crowded localities, but, with the exception of two or three buildings on the site, the structural conditions are such that no sanitary laws short of enforcement of demolition and clearance can effectively deal with this plague infected and unwholesome area, in the centre of the town, and the cause of this cannot be avoided, and has not been taken into account in the recommendations of the Commission. A non-residential Bazaar in Mr. Grogan's land will not relieve the Government of dealing with the present Bazaar as an insanitary area, most of the buildings of which are unfit for human habitation, a breeding place for plague infected rats and a constant danger to the community.
2. The site is close to an area already inhabited under insanitary conditions and, pending powers to restrain and alter present conditions, this area will be an ever-growing menace to any newly-inhabited adjoining site. It is not far from the site which was recommended for a new Bazaar which Mr. Bransby Williams recommended in 1907, and which the Commissioners seven years later, owing to the expansion of Nairobi, recognize as likely to be too near the European quarter. The same objection will equally apply to the site selected by the Commissioners.

- 3. Under the arrangements suggested the space for buildings will be exceedingly restricted, and consequently insanitary, whilst, should the town prosper as it is found to do, it will not be possible to expand this particular site without further acquisition of land at the same time, or when the necessity arises at a much greater cost.
- 4. A non-residential bazaar in this situation will necessitate erection of buildings for the occupants concerned elsewhere. This cannot be obtained close to selected sites for shops except at a prohibitive cost. It is proposed, therefore, that facilities should be given to the occupants to reside on the north side of the river. Any white separation of shops and buildings, however, such as is contemplated, by having them on different sides of the river would not be acceptable to the Indians.

Reasons for proposing demolition and removal of bazaar.

(121.) I propose that the bazaar should be expropriated. I do so on the following grounds:—

- (I) That it is a source of danger to the Nairobi inhabitants.
- (II) That plague has been spread from this bazaar to the other localities in the neighbourhood (*vide* Map).
- (III) That the enforcement of sanitary laws may ameliorate the present conditions, but its conditions structurally is so bad that it is an insanitary area which only demolition, gutting out and clearance can remedy.
- (IV) That, unlike many insanitary areas, in sites that are cleared, require to be given up afterwards for roads. There is accordingly no loss as regards sites.
- (V) Even if the acquisition of land and compensation came to what is given in the estimates, there is the fact that the bazaar is located in one of the best situations in the commercial town of Nairobi, it is on land which would easily sell, and if the real value has been stated the possibility of loss by outright sale in plots would be very little. On the other hand, if it were decided to retain the land it would be easy to allow healthy buildings erected on it at a definite rent per square area which would secure the recovery of the principal and interest in 30 years. After demolition and clearance except for the one or two large new buildings erected, it is for the Government to say what should be done with the site. I would recommend that it be included in the European area. It should certainly not be re-converted into an Indian Bazaar again, however sanitary the buildings may be at the commencement.

I consider that there may be one or two houses belonging to Indians of the better class which cannot be judged as insanitary. This being so, if they so elect they should be allowed to remain, provided no grain is stored or sold in them, but beyond these existing houses the whole area should be preserved for the necessary expansion of the European town.

In the event of this recommendation being adopted a site of the better class of traders would be suitable at D (*vide* Map). Land would be offered by Government as part payment *ad valorem* of sites and buildings of owners required. Behind each building, separate from the dwellings, stores for other articles than grain would be required.

In the event of my recommendation being adopted, and the whole of the bazaar cleared, vacated and transferred to the use of Europeans, with the exception of certain buildings suggested, a large number of petty dealers would require accommodation elsewhere as well as shops. This can best be provided by placing them at site B, and providing in its proximity a market for their use (site A). Obviously, however, certain of them might prefer to proceed to various sites not in the defined area. Further, the arrangement would not get rid of numerous petty dealers who now occupy buildings outside the bazaar limits. The only equitable and at the same time safe method, from a sanitary point of view, would be to rule that such persons who at present trade under such circumstances, and others desiring so to do, should require to take a licence, which should be granted only on condition that the building is sanitary and rat-proof, and of a value and occupying a site approved by the sanitary authority.

The better class of traders in the present bazaar can be accommodated at site D on the map.

Policy to be commented.

(122.) The policy, then, which I recommend for the future healthy development and extension of the town is:—

- (I) That the present Indian Bazaar be removed, and that the site be included in the European quarter.
- (II) That the portion of Nairobi on the north side of the river should be recognised as the Indian and Asiatic zone or quarter of the town, that there should be a protection zone at least 300 yards between it and Parkland which is easily arranged, because the land, except a very small part, belongs to Government. The zone may be used as recreation ground divided for Europeans and Asiatics. Further, this belt of open ground would definitely prevent the European houses in Parkland approaching and encroaching on the Asiatic quarter, and the Asiatic on the European. At the same time it would form a pleasant frontage for the residences of the wealthier Indian and Asiatic classes.
- (III) That full control be kept over every building plot and building, regard to type, sanitary arrangements, additions, subdivisions, and number of persons inhabiting houses and premises.
- (IV) That gradually different areas, beginning near Ngara and Kiamba roads, should be laid out and drained and reserved for Asiatic residential and business purposes. That in the residential areas better-class quarter should be separated from the poorer quarter.

and provision made for sites for temples, mosques, schools, recreation grounds, clubs and other public buildings. That in the business portion a special and covered general market—rat-proof and with lock-up stalls, be provided for petty dealers. That a separate rat-proof grain stores and grain market be erected, and that sites for lodging houses for the floating population, hotels, eating-houses, places of amusement, etc., be not forgotten.

- (V) That in localities where shops and dwelling houses are on the same plot, sites should be quite separate. That grain merchants should sell only in the grain market, and there should be stores on the same plot as their house and offices.
- (VI) That the petty dealers should be controlled by licences, and should only be permitted outside the market in approved streets and in houses of a certain rental, which the local authority determines, and which must be certified as rat-proof, sanitary and fit for the purpose.
- (VII) That the African location should be situated in the adjacent locality to that recommended by Mr. Bransby Williams, but nearer the river.
- (VIII) That the native hospital, quarantine station, infectious hospital, public wash-houses and bath-houses should be on the north side of the river between the Asiatic and African zones.
- (IX) That special provision should be made on isolated sites for the lodging of temporary labourers—African and Asiatic—who may be drafted into Nairobi for temporary works, and similar arrangements should be made for African labourers, who are brought in from the country preparatory to being sent from Nairobi to large works elsewhere, or to plantations on the Coast.
- (X) That every arrangement and facility should be given for the Indian and Asiatic to move in the direction indicated, so that in the course of years the majority of Indians and Asiatics would occupy the Asiatic zone on the north side of the river, and the majority of Europeans the European zone on the south side, which is the natural development for Nairobi as the European Capital of British East Africa. Whatever shops or houses or offices belonging to Indians and Asiatics are permitted on the south side of the river should be of a high class character. Such an arrangement gives the only chance for the unfettered expansion of the European quarter if Nairobi is going to become a large and important city that it promises to be. The opportunity present itself now, but with an increased Indian and African population later the obstacles to surmount will be much more difficult and costly.

The area occupied in Nairobi by the railway landties might eventually be converted into an extended European commercial area, a protective zone being provided between it and the African and the Indian quarter.

NAIROBI, 22nd March, 1915.

To,

THE HON'BLE
THE LAND OFFICER,

NAIROBI.

Sir,

Referring to our recent conversation and in accordance with your suggestion, I herewith enclose my view, in detail, in regard to Professor Simpson's and the Sanitary Officer's Scheme for the improvement of the Residential and Commercial area within Nairobi Township.

Yours faithfully,
(Sd). A. M. JEEVANJEE & Co.

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1. Mr. Bransbey Williams recommended certain sanitary arrangements to be made in the Indian Bazaar in 1907, but up to now nothing appears to have been done to carry them out.

2. Professor Simpson, who came here in 1913, expressed his opinion that owing to the recommendations of Mr. Williams not being carried out, the state of the Indian Bazaar had remained the same, and in his report he clearly admits that the unsatisfactory condition of the place is not due to over-crowding or bad internal arrangements, but want of drainage and inefficient sanitary system, on the part of the Conservancy.

3. Re: *Indian Bazaar*.—The shops were built according to the covenants and conditions of the Leases, and in accordance with the plans duly passed by the Medical Officer of Health, and approved by the Municipal Authorities; still, however, the owners of the property have expressed their willingness to conform to the Government requirements as regards the existing buildings, as far as practicable, in point of sanitation since 1910, but, unfortunately, the Government, for reasons best known to themselves, have made no suggestion in that direction.

4. I am only sorry for the opinion of Professor Simpson, that the owners have all the benefits, and the Government gets very little income from the property in the Bazaar, whereas the latter have to undergo a large expenditure. The facts and figures prove, however, that the Indian Bazaar is the most paying locality in the Nairobi Township, and I may point out that the expenses which the Government had to incur on account of suppression of epidemic diseases, was not owing to the owners deriving all the benefit from the property, but because of the Government's failure to spend adequately for the sanitary improvements of the place, in proportion to the income, by carrying out Mr. Williams' scheme, as has been done in the case of other localities.

5. I cannot agree with Professor Simpson's opinion that the shifting of the Bazaar is necessary in order to improve the sanitary condition of the town. Epidemic diseases occur in the Bazaar, where so ever it may be, if the Government does not attend to sanitation effectively. The only true remedy is, therefore, in the improvement of the sanitary condition, and not in the removal of the Bazaar.

6. Referring to the letter of the Health Officer, 213-1, re: *Abdul Husein estate*, I would be glad to endorse the views of Dr. Cherrett, if he were correct in his statement that no buildings should be allowed to be erected on that site until proper drainage and sanitary arrangements have been provided. With due regard to this statement I am really surprised, why some of the plots of Mr. Grogan have been sold to Asiatics in that insanitary locality, and buildings allowed to be erected, to the entire disregard of Dr. Cherrett's views.

7. Re: para. 119. I do not at all fall in with Professor Simpson's view as regards the commercial areas of Nairobi, and I am quite opposed to any racial distinction in this respect. The only difference I would suggest is a high class commercial area to run from the Government Road to the bottom of the Hill, and not to the Railway line; the middle class area to run from the Victoria Street to the river, which would include the Indian Bazaar. But this latter area may be

found insufficient for the requirements of the next 25 years. My suggestion, therefore, is that the swamp and the area marked "D" be reserved for middle class traders. The area shown in pink on the map for high class traders, would be sufficient for the next 50 years. Nairobi is not destined to be a commercial city as Professor Simpson means to call it, on account of its geographical position, but only the Capital of the East Africa Protectorate, and as such, a place of retail trade. In this trading area, no residence be allowed either to the high or middle class, on the ground floor. The top portion only should be used for living purposes. The building conditions of both these areas should be so imposed that the separation of both classes of traders would be automatic. The buildings put up on the high class area should be such as their occupation by the middle class traders should be prohibitive, owing to high rent.

8. Regarding the residential area, I quite agree with Professor Simpson's report, but there should be no restrictions imposed on the residence of owners of property, merely on account of racial distinction.

9. I cannot understand the soundness of the suggestion of obtaining land on lease from Mr. Grogan on a rental of £2,000 to £2,500 per annum, when the Government possesses sufficient area for requirements of future developments. I am also of opinion, with Professor Simpson, that this land will not relieve the Government from dealing with the present Bazaar.

10. I forward a plan which will show you the area suggested for middle class traders, and would point out that about 80 per cent. of the holding are held by Asiatics.

This fact ought to simplify matters in making any readjustments in the development of Nairobi.

(Sd.) A. M. JEEVANJEE.

VICTORIA STREET,
NAIROBI, 22nd March, 1915.

To

THE HON'BLE

THE LAND OFFICER,

NAIROBI.

Referring to my conversation with you when you were kind enough to come with me to the Indian Bazaar to see the Sanitary lane and the condition of drainage, which was necessary for something to be done to improve the present state, and in that connection, on behalf of my firm, I am sending two plans—one shows the old position and Sanitary site of the Bazaar, and the other one which I propose to make alterations. It is not only to improve Sanitary requirements but it would reduce 50 per cent. residential population in those quarters. I hope this will prove satisfactory to yourself and the Chief Sanitary Officer.

Kindly let me know, as soon as possible, so that I may leave instructions with my firm before I leave the country.

Yours faithfully,

A. M. JEEVANJEE














KEY PLAN

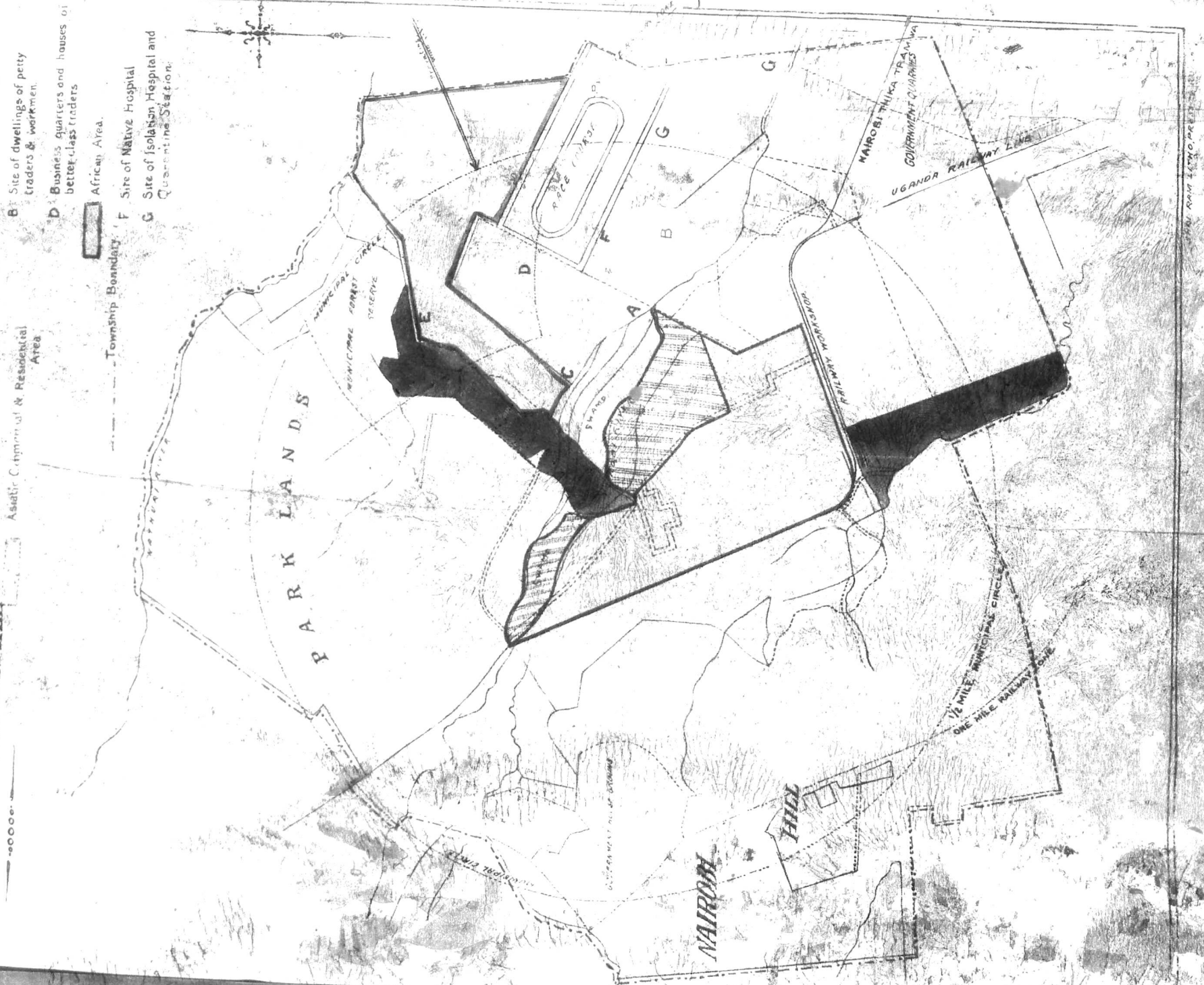
OF

VAIROBI TOWNSHIP

SCALE 3/165 INCHES TO 1 MILE

EXPLANATION OF PROF. SIMPSON'S TOWN PLANNING PROPOSALS FOR NAIROBI

-  Protective site
-  European Commercial Area
-  Further Expansion of European Commercial Area
-  High Class Asiatic Residential Area
-  Asiatic Commercial & Residential Area
-  Site for General Market
-  Site for Grain store and Grain Market
-  Swamp future extension when re-claimed (Asiatic Commercial & Residential Area)
-  Site of dwellings of petty traders & workmen
-  Business quarters and houses of better class traders
-  African Area
-  Site of Native Hospital
-  Site of Isolation Hospital and Quarantine Station



KEY PLAN

OF NAIROBI TOWNSHIP

SCALE 3.165 INCHES TO 1 MILE

NAIROBI TOWN PLANNING PROPOSALS BY A. M. J. VANJEE

- European Residential Area
- High Class Commercial Area
- Protective Zone
- African Residential Area
- Medium Class Commercial Area
- African Area
- Township Boundary

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STREET NAMES: LINDEN, PERSIA, GIBBERNA

Reproduced from

The Leader.

OF BRITISH EAST AFRICA, UGANDA AND THE LAKES,
NAIROBI (E. E. A.) SATURDAY, APRIL 17, 1915.

MUNICIPAL COMMITTEE

Town Planning.

Nairobi's Asiatic Population.

The Commercial Area.

Prof. Simpson's Scheme.

SUB-COMMITTEE'S REPORT

The ordinary weekly meeting of the Nairobi Municipal Committee was held on Tuesday afternoon, the District Commissioner, Mr. E. G. Hamilton, presiding. There were present: Messrs. Beaton, Bush, Nolley, Wood, Allen, Tarlton, Tannahill, Dundas, Barnes, Dr. Ribeiro, with the Town Clerk and the Municipal Engineer.

PROF. SIMPSON'S SCHEME.

The Sub-Committee appointed to consider and report on the above scheme, consisting of the Chairman, Messrs. Allen, Glendon, Nolley, Tannahill and Wood, submitted the following:—

As Mr. Jeevanjee has indicated his intention of developing his property on the north-east side of the Bazaar, the Sub-Committee strongly recommend that the opportunity be taken of negotiating with him for the widening and straightening out of Government Road at this point; also for carrying Hardinge Street through into Bazaar Road.

An arrangement is possible which would, it is thought, be even more advantageous to him than to the community. The following are the heads of the proposed arrangement:—

CONCESSIONS BY MR. JEEVANJEE.

(a) Each of the plots on which Mr. Jeevanjee proposes to build, as well as the Jeevanjee Gardens, has a corner which projects over an imaginary line formed for producing the building line of Government Road (at Singh Appu's, A. Visram's, &c.) north-westwards, parallel with the opposite building line.

This imaginary line should be made the building line. The projecting corners should be surrendered and thrown into the roadway. The garden wall will have to be re-erected on the new alignment.

(b) Mr. Jeevanjee should be asked to surrender plots 745-6-7. This will admit of Hardinge Street being carried into Bazaar Street. Hardinge Street will then afford a much needed alternative outlet for Bazaar traffic.

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CONCESSIONS TO MR. JEEVANJEE.

(a) Mr. Jeevanjee should be given the triangular areas lying between his plots and the new building line after rounding off the corners abutting on Government Road for traffic purposes. He would thus acquire extremely valuable Government Road frontages to all three plots.

In respect of his interest in the Garden he would also be made a gainer.

The new building line after passing the main garden gate would run parallel with the building line on the opposite side of the road, following the slight bend therein. The garden wall would follow the building line and so the garden would be made to include an area about 3 times as large as the area to be taken from it.

(b) Mr. Jeevanjee should be offered the lanes between his plots 751-2 and 749-50 and also all other lanes (7 in all) in the Bazaar lying between contiguous plots belonging to him.

The net result to Mr. Jeevanjee of this arrangement (which must of course be treated as a whole and negotiated for in detail) would be that in return for the surrender of three plots measuring in all 7,500 sq. ft., plus the three corners above referred to, he would acquire lane space measuring in all 7,200 sq. ft. plus the three triangular areas above referred to; and also three Government Roads and two Harding's Street frontages.

Owing to the readjustment of the boundaries of the plots upon which he now proposes to build, the plans he has submitted would no longer be applicable.

These plans were considered by the Sub-Committee in conjunction with (a) alternative plans showing structures otherwise similar but each divided into two tenements, with sanitary arrangements upon the side alley behind, (b) plan of proposed type of Bazaar dwelling submitted by the Land Officer with covering letter from Mr. Jeevanjee, the plans showing frontages to front and rear with shops on the ground floor and residences on the top floor, and a courtyard 28 feet wide between the sanitary arrangements being as before; and the letter representing that the adoption of this type would lead to a reduction of about 50 per cent. in the population of the Bazaar.

It was understood, though not expressed in writing, that Mr. Jeevanjee proposed surrendering portions of his plots with a view to widening the sanitary lane known as Ngugu lane so that it could be treated as a frontage street. As Mr. Jeevanjee owns only 9 out of 21 plots abutting on the lane it was agreed that any such proposal was impracticable.

It was also agreed that the general scheme of the existing Bazaar was sound and should be adhered to and that latrines should abut on sanitary lanes and not on side alleys; that main entrances on side alleys as shewn in the type plan were objectionable; and that the adoption of any such plan would lead to an increase instead of a reduction of overcrowding.

All the plans submitted were therefore disapproved; but it was agreed that Mr. Jeevanjee should be informed that if he so wished, the Sub-Committee would be pleased to meet him to explain their suggestions to him in detail and if desired to exhibit to him plans of approved buildings which might be useful for his guidance in determining a type of building for his Bazaar property.

MR. JEEVANJEE'S VIEWS ON TOWN PLANNING

In accordance with the request of the Chief Secretary, as communicated by the Land Officer, the Sub-Committee considered a letter from Mr. Jeevanjee setting forth his views on Professor Simpson's report, with relative plan illustrating the proposals. Mr. Barton Wright kindly attended.

Two preliminary objections to Mr. Jeevanjee's plans are as follows: (1) the commercial area is shown extending across the Railway to the base of the Hill and covering the area reserved for Parks and Public Offices; (2) the area allocated for an African Location is shown as included in the Asiatic residential area.

Mr. Jeevanjee's main points are his objection to the principle of segregation of races and his proposal that the commercial area should be divided into a high class area and a middle class area, the latter including that area North of the Victoria Street, Government Road line, plus the Bazaar.

The Sub-Committee are not impressed by the argument propounded by Mr. Barton Wright that segregation is not enforced in the principal cities of the Orient. The reasons why comparisons between Nairobi and ancient Oriental cities are inept are convincingly set forth in the Reports both of the Sanitary Commission (para 4, page 13) and of Professor Simpson (para 123, page 53). In face of the opinions of Professor Simpson and the experts examined by the Sanitary Commission, the Sub-Committee (Mr. Ghandy dissenting) cannot acquiesce in the rejection of this principle.

They agree, however, that practical consideration must limit its operations. It is impossible to prescribe one commercial area exclusively for Europeans and another exclusively for Asiatics. If this were done the principal manufacturing and business houses of Nairobi would be forced to close down—contact with different races is an essential and inevitable feature of life in Nairobi. It has not however been proposed to prohibit residence in the commercial area, and they consider (Mr. Ghandy dissenting) that the dividing line proposed in the report of the Sanitary Commission as the line between the European and Asiatic commercial areas must be maintained as the dividing line between the zones within which Asiatics and Europeans respectively may reside. Either race should be allowed to hold land and to trade in either zone; but as regards actual residence each race should be restricted to its own zone. This must be enforced gradually, by making the execution by the lessee of a covenant binding him to prevent residence on his plot by persons not of the appropriate race a condition of transfer of every lease.

With this object, the Sub-Committee recommend that the Government should be asked to have lists immediately made out of all plots in the Asiatic zone in which Europeans are residing and of all plots in the European zone in which Asiatics are residing, with a view to notifying the parties concerned of the proposed limitation of their rights to transfer.

CONCESSIONS TO Mr. JEEVANJEE.

(a) Mr. Jeevanjee should be given the triangular areas lying between his plots and the new building line after rounding off the corners abutting on Government Road for traffic purposes. He would thus acquire extremely valuable Government Road frontages to all three plots.

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The new building line after passing the main garden gate would run parallel with the building line on the opposite side of the road, following the slight bend there. The garden wall would follow the building line and so the garden would be made to include an area about 3 times as large as the area to be taken from it.

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It was also agreed that the general scheme of the existing Bazaar was sound and should be adhered to, and that latrines should be on sanitary lanes and not on side alleys, that main entrances on side alleys as shown in the type plan were objectionable, and that the adoption of any such plan would lead to an increase instead of a reduction of over-crowding.

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In accordance with the request of the Chief Secretary, as communicated by the Land Officer, the Sub-Committee considered a letter from Mr. Jeevanjee setting forth his views on Professor Simpson's report, with relative plan-illustrations proposed by Mr. Barton Wright kindly attended.

The preliminary objections to Mr. Jeevanjee's plans are as follows: (1) The commercial area is shown extending across the Railway to the base of the Hill and covering the area reserved for Parks and Public Offices; (2) The area allocated for an African Location is shown as included in the Asiatic residential area.

Mr. Jeevanjee's main points are his objection to the principle of segregation of races and his proposal that the commercial area should be divided into a high class area and a middle class area, the latter including that area North of the Victoria Street, Government Road line, plus the Bazaar.

The Sub-Committee are not impressed by the argument propounded by Mr. Barton Wright that segregation is not enforced in the principal cities of the Orient. The reasons why comparisons between Nairobi and ancient Oriental cities are inept are convincingly set forth in the Reports both of the Sanitary Commission (para 1, page 13) and of Professor Simpson (para 123, page 53). In face of the opinions of Professor Simpson and the experts engaged by the Sanitary Commission, the Sub-Committee (Mr. Ghandy dissenting) cannot acquiesce in the rejection of this principle.

They agree, however, that practical consideration must limit its operations. It is impossible to prescribe one commercial area exclusively for Europeans and another exclusively for Asiatics. If this were done the principal manufacturing and business houses of Nairobi would be forced to close down—contact with different races is an essential and inevitable feature of life in Nairobi. It has not however been proposed to prohibit residence in the commercial area, and they consider (Mr. Ghandy dissenting) that the dividing line proposed in the report of the Sanitary Commission as the line between the European and Asiatic commercial areas must be maintained as the dividing line between the zones within which Asiatics and Europeans respectively may reside. Either race should be allowed to hold land and to trade in either zone; but as regards actual residence, each race should be restricted to its own zone. This must be enforced gradually, by making the execution by the lessee of a covenant binding him to prevent residence on his plot by persons not of the appropriate race a condition of transfer of every lease.

With this object, the Sub-Committee recommend that the Government should be asked to have this immediately made out of all plots in the Asiatic zone in which Europeans are residing and of all plots in the European zone in which Asiatics residing, with a view to notifying the parties concerned of the proposed limitation of their rights to transfer.

SECOND REPORT BY SUB-COMMITTEE ON SIMPSON SCHEME.

Chairman, Messrs. Allen, Ghandy, Notley, Tannahill, and Wood.

PROFESSOR SIMPSON'S REPORT.

The Sub-Committee recommend that the General Committee report to Government in terms of the annexed draft Minute.

Note: Mr. Tannahill disassociates himself from the recommendations that the commercial area should not at present be extended. He wishes a single line of shops to be allowed on each side of Kyamba Road.

Mr. Ghandy recognises no necessity for segregation as between Europeans and Asiatics.

Minute by the Municipal Committee upon the Report of Professor Simpson in so far as it relates to Nairobi.

On 20th May, 1914, the Chief Secretary kindly forwarded to the Committee for their consideration copy of a Report by Professor Simpson on the subject of Town Planning at Nairobi. Two special meetings were held thereon, on 22nd and 26th June; and on 27th June the Chairman forwarded to Government the Minutes of those meetings, which appear not to have been confirmed by the Committee.

Professor Simpson's Report in its final form, which has now been placed before the Committee, proves to be very materially different from that which they considered last June. In particular it embodies an important recommendation, not contained in the previous Report, that the European commercial area should extend to Nairobi River.

The Committee are now satisfied after full examination of both Reports that their findings of June, 1914, when no plan illustrating Professor Simpson's town planning proposals was before them (see their Minute No. 14), were based upon insufficient information, and they therefore feel justified in asking that the Minutes be cancelled and the following be accepted in place thereof as a final statement of their views on the whole question.

1. Proposed division of township into separate zones.

Professor Simpson's advice on the subject of the principle of segregation of races confirms the evidence of the experts before the Sanitary Commission (Dr. Milne, S.C. Report, Part II, p. 76 (S); Dr. Burkitt, S.C. Report, Part II, p. 14 F; Dr. Haran, S.C. Report, Part II, p. 23 F; Dr. Radford, S.C. Report, Part II, p. 26 B; also Ahimā Visram, S.C. Report, Part II, p. 49 D). If finality in such matters is attainable it would appear to be definitely established (in Dr. Milne's words) "as an accepted axiom in the planning and laying out of all towns in the tropics that the European population should be segregated from the natives." On these grounds the Committee agree with Professor Simpson on the necessity for an African location.

The extent, however, to which this principle can be put into operation in respect to the Asiatic population at Nairobi is a question of some difficulty.

It is understood that Government has definitely decided to abandon any idea of expropriating the Bazaar. With this decision the Committee agree. Expropriation is in their view impracticable on financial grounds: it is not essential, for they believe that with proper drainage and under vigilant sanitary administration the Bazaar can be made a sanitary area; and they are also of opinion that even if the necessary money were forthcoming it could be laid out to better advantage in other directions, e.g., in establishing a water borne system of sewage.

But if the Bazaar is to remain in its present situation, it is clearly impracticable to convert the River Road area into a European area as proposed by Professor Simpson. Conversion, to be effective, means expropriation. All the arrangements against expropriation of the Bazaar apply with equal force against the conversion of this area into a European quarter, a scheme which besides being unfair to the Asiatics is unnecessary as the proposed commercial area, which will eventually include the area now occupied as the Railway Subordinates' Quarters, extending to about 90 acres will be amply sufficient for all commercial purposes for many years to come.

If these arguments are accepted the keystone of Professor Simpson's town planning scheme is removed; his proposal to establish a self-contained Indian town on the north side of the River, falls; and it becomes necessary to decide, absolute segregation being impossible, whether a qualified segregation is practicable or desirable.

The negative view on this question has been urged upon the Committee by Mr. Jeewanjer through the Land Officer. Mr. Jeewanjer objects to segregation as savouring of race distinction and proposes that the Commercial Area should merely be divided into a high class and a middle class area, the latter to include the Bazaar.

The Committee are not impressed by the argument advanced by the Land Officer that segregation is not enforced in the principal cities of the Orient. The reasons why comparisons between Nairobi and ancient Oriental cities are wholly misleading are admirably stated in Professor Simpson's Report (para. 123, p. 53) as well as in the Report of the Sanitary Commission (Part I, p. 12), and the Committee consider it of vital importance that this principle be recorded, the fullest possible recognition in Nairobi before it is too late.

They agree, however, and have so advised the Land Officer, that practical considerations must limit its operation.

It is impossible to prescribe one commercial area exclusively for Europeans and another exclusively for Asiatics. If this were done the principal manufacturing and business houses of Nairobi would be forced to close down. Contact between different races is an essential and inevitable feature of life in Nairobi. It has not however been proposed to prohibit residence in the commercial area, and they consider that the dividing line proposed in the Report of the Sanitary Commission as the line between the European and Asiatic commercial areas must be maintained as the dividing line between the zone within which Asiatics and Europeans respectively may reside. Either race should be allowed to hold

land and to trade in either zone but as regards actual residence each race should be restricted to its own zone. This must be enforced gradually by making the execution by the lessee of a covenant binding him to prevent residence on his plot by persons not of the appropriate race a condition of transfer of every lease. By this means the desired end would be attained within a reasonable period without injustice or loss to anyone.

The Committee desire to point out that there is and always has been in Nairobi a demand for small shops suitable for petty dealers altogether in excess of the supply. This has led on the one hand to rack-renting, and on the other to verandah-trading, overcrowding and other insanitary features. A number of small shops should be erected on the arcade or other approved system for letting out at low rents.

Note: With reference to the above proposal the most suitable site appears to be Mr. Jeevanjee's River Road property, plot 177, which is in every way well adapted for the purpose. The Committee would be glad if desired, to approach Mr. Jeevanjee on the subject. They have worked out a detailed scheme of what they consider necessary.

The Committee therefore recommend that no extension be made at present of the Municipal commercial area which will be amply sufficient for all requirements for many years to come and that the Ngira Plain area be reserved as the Asiatic residential zone as shown in the Sanitary Commission Report map. Here the Asiatic may enjoy domestic life in peaceful and pleasant surroundings and at a comfortable though not inconvenient distance from his business premises.

A protection zone might with advantage be established between the Asiatic residential and business areas, consisting of the land between Quarry Road and the northern boundary line of plot 177 (now used as a sports ground) produced in both directions. This zone might be utilised for mosques, recreation grounds, temples, &c., as recommended by Professor Simpson.

GENERAL.

The Committee offer the following comments upon particular recommendations and remarks contained in paras. 119, 146 of Professor Simpson's Report.

Section 120. Proposal to acquire Cross Estate.—It is understood that Government has recently decided not to acquire any part of the Cross Estate and the proposals of the Sanitary Commission under this head may therefore be treated as superseded.

Section 121. Removal of Bazaar.—Dealt with above. Professor Simpson's suggestion that traders should be controlled by license was anticipated by the Municipal Committee before his visit to Nairobi.

Section 122. 1.—Removal of Bazaar dealt with above.

I. Asiatic zone dealt with above.—The proposed protection zone is approved of.

III. Sanitary Control.—A separate minute dealing with control of subdivisions is being submitted to Government. For the rest, full power is and should continue to be vested in the Municipal Committee under Township Rules.

IV. Asiatic area. Process of inauguration.—The removal of the Nanyue Villages, which involves the establishment of an African Location, is a necessary preliminary to the opening up of the proposed Asiatic residential area. Provision of sites for public buildings, etc., is dealt with above. The scheme above set forth will not admit of markets in this zone; and it is understood that Government have arranged or are arranging with Mr. Jeevanjee to provide all necessary accommodation for a general market on his market site. The December market already provides for sale of fresh food stuffs. A suitable site has been reserved for the Municipality on 10th Avenue, near the present office of the Commissioner of Police for Produce Market purposes; and this, it is thought, is the appropriate place for a grain market. The Committee consider that hotels, places of amusement, &c., should be left to private enterprise, and entirely disagree with the suggestion that Crown land should be provided for any such purposes.

V. Separation of Stores (presumably grain stores) from shops. This proposal it is considered though possibly feasible, taken as part of Professor Simpson's scheme, must be regarded as impossible now that the idea of establishing a new self-contained Indian town on north side of River is proved to be impracticable. Nairobi does there appear to be sufficient necessity to justify it. The Health Officer has power to prevent storage of foodstuffs in unsuitable buildings. Further, under Rule 47 of Nairobi Building Rules, specially stringent constructional regulations may be applied to any given area. The fact that the Sanitary Department has not yet found it necessary to ask for the Rule to be applied points to the conclusion that the careless storage of foodstuffs can be adequately controlled under existing conditions.

VI. Control of traders by license.—Such control as above mentioned is already in existence.

VII-VII. Native Location and Quarantine Hospital Sites.—The sites for these have now been determined by Government.

VIII. Sites for temporary labourers.—The committee do not agree that sites elsewhere than in the Native Location should be provided for lodging "temporary African labourers" or that provision by Government for any such sites for Asiatic is required.

X. Encouragement of migration to new zone.—Subject to their views as set forth in Part I. of this Minute, the Committee approve of Professor Simpson's suggestions.

Section 123. This Section expresses with admirable force the reasons why it is considered essential that the principle of segregation should be accepted, and the Committee commend it to the consideration of Government.

Section 124. Public Health Bill.—The Committee have not had the advantage of seeing the Bill referred to by Professor Simpson; but they agree that a reasonable Public Health Ordinance is a necessity.

Section 125. Sewage Disposal, etc.—In view of the steadily increasing mortality from dysentery and other diseases, especially among children, the Committee strongly urge the adoption of the Sanitary Commission's Recommendation (Report, p. 17) for laying pipe sewers and for the conversion of the main sewers into sewers proper as soon as septic tanks and filters can be installed. There appears to be no material difference on this point between the Sanitary Commission and Professor Simpson, except that the latter, who would not shrink from expropriating the entire Bazaar, apparently accepts the view that a system of waterborne sewage must meantime be regarded as financially impracticable. It is however daily becoming more obvious that such a system at any rate in the Commercial area is a real necessity for the preservation of human life, and that it would be wiser to face the situation at once than to wait until the increase of the death rate renders delay impossible.

The Committee agree that the outfall should be moved eastward if the level admits. They understand that farm treatment is impracticable owing to the nature of the soil and believe it not to be indispensable.

The proposed night soil depots, &c., must of course await the construction of sewage tanks and filters.

(A) Channeling of Nairobi River. This would be a most expensive improvement, it is thought the money could be better applied in other directions.

Water. The Committee agreed that a plentiful and pure water supply is a necessity. They feel themselves, however, to be insufficiently equipped with the knowledge necessary for the offering of useful advice. They suggest that the Uganda Railway, who control the water supply, be asked to furnish a report on the subject.

Section 130. Municipal Committee &c.. The Committee cannot agree with the unanimous proposal that the Chairman should be an executive officer of the Municipality. They agree that the Chairman should be an officer stationed as far as possible permanently in Nairobi; but they do not advocate any further interference with existing arrangements until a Corporation can be established.

Sections 131-2. Military Lines District.—The Committee agree that conditions are not sanitary and should engage the attention of Government. It is impossible, however, for the Municipality under its present constitution to undertake the conservancy of this area.

Sections 133-143. Prison.—The Committee note Professor Simpson's remark with deep concern and trust that if the conditions complained of have not meantime been improved, the matter will receive immediate attention.

Section 144. Municipal Depot.—No reason is adduced for dislodging the Municipal Depot from its present site, which is much more conveniently situated than that proposed by Professor Simpson.

In regard to that portion concerning Mr. Jeevanjee's plans, Mr. Beaton said he was not a member of the Sub-Committee, but must say he was in entire agreement with the report of the Committee in this respect. It would considerably

improve the town planning of Nairobi, and would also be of considerable benefit to Mr. Jeevanjee himself.

On the motion of Mr. Allen this particular portion of the report was adopted.

The report on the Simpson scheme was then read by the Chairman.

Mr. Wood drew attention to what he characterised as a small point on page 7: "A suitable site has been reserved for the municipality near the office of the Commissioner of Police, for a produce market." He was wondering whether the Committee ought not to say "near the present office of the Commissioner of police," in view of the fact that the police were getting a new building.

Mr. Allen: Or near the Agricultural Department.

Mr. Wood: Tenth Avenue.

A proposal on the lines suggested was accepted.

Mr. Beaton asked how the report submitted varied with the one of June last.

The Chairman said the report considered in June last was a preliminary report. Subsequently a full report had been printed which varied in certain respects.

Mr. Wood moved the adoption of the report.

Mr. Barnes: I will second it.

Referring to the commercial area as being restricted to the present gazetted area, Mr. Tannahill contended that Kyamba Road was a very valuable area. An enormous amount of native traffic went through, and he believed that by allowing Asiatics to have shops on Kyamba Road it would tend to reduce the overcrowding in the town and, further, that it would be an inducement for Asiatics to reside there because they would have their shops comparatively close. In consequence they would not be forced to come into town from a distance in order to get their provisions. He moved an amendment on the lines suggested.

Mr. Beaton: I beg to second that.

Mr. Allen spoke against the amendment and supported the original motion. He pointed out that the commercial area of the town was laid down and gazetted at the instance of the Committee in a matter which had been very carefully gone into by the Committee and sub-committees thereof. After the fullest consideration it was agreed, he (Mr. Allen) believed Mr. Tannahill was a consenting party, that this boundary, on the far side of the river, was called Ngara Road. After that the Sanitary Commission sat at great length and dealt, among other things, with this very matter. Mr. Tannahill was again a member of this Commission, and agreed that there should be no change in the commercial area in question. The Rules had been passed, and the people of Nairobi were only just beginning to understand that they could become familiar with some while now it was proposed to make an alteration of the commercial area. Again the Sub-committee in the report had made an alteration from the proposal of the Sanitary Commission, that there should be two commercial areas, one for Europeans and one for Asiatics. He could not see why the commercial area, either for Europeans or Asiatics, should be extended beyond Ngara Road. Another reason why he was entirely opposed

to the amendment was this. The trade of the town had been confined, by the policy of the Government, partly by the policy of the Committee, to the town area practically to this side of the river. The only exception to this being, comparatively, a few Indian shops that had stretched across the Nairobi bridge, and up to the native market, with an expressed view of serving the natives. If they started now to try and induce or give facilities for the Asiatics to remove from the Bazaar to other parts, to go and reside on the plain on the other side of Ngara Road, he considered they would be doing a very great injury to Asiatics who were at present doing business in the town commercial area. The fact of such shops being opened up would, to a certain extent, be an inducement for people to go out to the open plain, because they would be able to get their groceries instead of coming down to Ngara Road. It might be a convenience to the people living there, but it would, they must bear in mind, draw off trade from the present commercial centre of the town. He (Mr. Allen) would rather go in for wholesale evacuation, as Professor Simpson proposed, rather than do what was suggested.

Referring to the recommendation that "either race should be allowed to hold land each race should be restricted to its own zone," Mr. Beaton asked whether this meant that Asiatics, for instance, holding land in the European area, were not to be allowed to occupy buildings.

The Chairman: What do you mean? There is an area open to Asiatics, also Europeans.

Mr. Beaton: The Asiatics carrying on business in the Bazaar. Are they supposed to reside in the Bazaar?—Yes.

In reply to Mr. Beaton, Mr. Allen said the views of the Committee were that so soon as Government provided the necessary area, the African Location and the Asiatic residential zone, the Committee would then be able to enforce the very stringent provisions they had already got. In order to prevent overcrowding in the Bazaar and other places in the town. He considered it was purely a question of sanitary control.

The amendment was lost, and the report, in accordance with the original motion, adopted.

BAZAAR ROAD.

On the question of the paving and draining of the Bazaar, a communication was read from the Chief Secretary, who regretted having to inform the Committee that the vote for this purpose had now elapsed, and that there were now no further funds available.

LEVEL CROSSINGS.

A letter was read from the Chief Railway Engineer in reply to one sent by the Committee on the subject of level-crossing near the Post Office and on Tenth Avenue, stating that he considered automatic gates most dangerous, and further, that in his own opinion, there was not sufficient traffic to endanger public safety at the present time. He also pointed out that the General Manager agreed with his remarks.

Following discussion, it was decided to refer the matter to the Chief Secretary.

LIGHTING MATTERS.

The Town Clerk reported the receipt from the Chief Secretary of a letter from the Attorney-General with regard to a proposal that lighting fees for the first quarter should be remitted.

The letter was noted.

SWAMP ROAD EXTENSION.

The Town Clerk also reported having received a reply from the Public Works Department, who were asked to advise whether the terms proposed in regard to the lighting of the above, were reasonable.

The cost was stated to be about £200.

It was explained that in view of the extension, the road would be more largely used than hitherto, and therefore it would be advisable to have it lighted; the Committee being asked to make the necessary application.

Mr. Allen proposed that a letter of thanks be forwarded to the Director of Public Works, and that the matter be referred to a Special Committee, probably the Works Committee, to deal with.

Mr. Notley seconded, and the motion was carried.

MINUTE BY SIMPSON SCHEME SUB-COMMITTEE.

(Chairman: Messrs. ALLEN, FRANKHILL & WOOD, MR. GHANDY—*absent*.)

21st June 1915.

Small Shops for Asiatic Traders.

The Sub-Committee met Mr. Jeevanjee and discussed with him the plan of proposed shops prepared by the Engineer.

Mr. Jeevanjee appeared to be favourably inclined towards the ideas of the Committee, and expressed himself as willing to utilize his plot for the purpose of providing approved accommodation for small traders. He stated that he would be content with a return of 10 per cent. on any money so invested. He thought, however, that he could devise a more suitable plan than that produced, and promised to communicate again with the Sub-Committee after conferring with his architects.

The Sub-Committee took the opportunity to discuss with Mr. Jeevanjee the proposals regarding straightening of Government Road and extension of Hardinge Street referred to in their first report. Mr. Jeevanjee agreed to the first part of the proposals and promised to give the second his consideration, on receipt of the necessary documents and plan.

MEMORANDUM BY THE MUNICIPAL COMMITTEE.

As Mr. Jeevanjee has indicated his intention of developing his property on the north-east side of the Bazaar, the Sub-Committee strongly recommend that the opportunity be taken of negotiating with him for the widening and straightening out of Government Road at this point; also for carrying Hardinge Street through into Bazaar Road.

An arrangement is possible which would, it is thought, be even more advantageous to him than to the Committee. The following are the heads of the proposed arrangement:—

(1) Concessions by Mr. Jeevanjee.—

- (a) Each of the plots on which Mr. Jeevanjee proposes to build, as well as the Jeevanjee Gardens has a corner which projects over an imaginary line formed by producing the building line of the Government Road (at Singhu Appu's A. Visram's &c.) north-westwards, parallel with the opposite building line.

This imaginary line should be made the building line. The projecting corner should be surrendered and thrown into the roadway. The garden wall will have to be re-erected on the new alignment.

- (b) Mr. Jeevanjee should be asked to surrender plots 745-6-7. This will admit of Hardinge Street being carried into Bazaar Street. Hardinge Street will then afford a much-needed alternative outlet for Bazaar traffic.

(2) Concessions to Mr. Jeevanjee.—

- (a) Mr. Jeevanjee should be given the triangular areas lying between his plots and the new building line, after rounding off the corners abutting on Government Road, for traffic purposes. He would thus acquire extremely valuable Government Road frontages to all three plots.

In respect of his interval in the garden he would also be made a gainer.

The new building line after passing the main garden gate (which can be parallel with the building line on the opposite side of the road, following the slight bend therein. The garden wall would follow the building line, and so the garden would be made to include an area about three times as large as the area to be taken from it.

- (b) Mr. Jeevanjee should be offered the lanes between his plots 741-2 and 749-50 and also all other lanes (7 in all) at the bazaar line between contiguous plots belonging to him.

The net result to Mr. Jeevanjee of this arrangement (which must of course be treated as a whole and not negotiated for in detail) would be that in return for the surrender of three plots, measuring in all 7,500 square feet, plus the three corners above referred to, he would acquire lane space measuring in all 7,200 square feet, plus the three triangular areas above referred to; and also three Government Road and two Hardinge Street frontages.

26
25th June 1915.

RE: SIMPSON SCHEME SUB-COMMITTEE.

DEAR SIR,

I beg to acknowledge receipt of your letter No. 1084-3 of the 22nd instant, enclosing plan of proposed shops for small traders, memorandum of proposals for straight lines, Government Road, and plans illustrating the memorandum. In pursuance of my undertaking I now send you two plans:—

- (1) Shops only.
- (2) Shops with dwelling accommodation attached.

I should be glad if you would have these plans considered before another meeting is arranged with me.

With regard to the arrangement which has been agreed upon for the straightening of Government Road, I enclose further plan which should be sent to the Land Officer so that the necessary deeds of surrender and exchange may be settled.

With regard to the second proposal mentioned in the latter portion of the final paragraph of the copy minute submitted. This is a matter which requires very careful consideration by me, but I would like to have the opportunity of putting a considered proposal before another meeting of your Sub-Committee. I would ask, however, that such meeting should be arranged before the 5th of July.

Yours faithfully,

A. M. JEEVANJEE.

THE TOWN CLERK.

27

No. 1135-3.

MUNICIPAL OFFICES,
NAIROBI, 30th June 1915.

MR. A. M. JEEVANJEE.

DEAR SIR,

I have received your letter of the 25th June and relative enclosures. The Sub-Committee have examined your plans for small shops and will be glad to see you on the subject, but they find to their great regret that it is quite impossible to arrange a meeting before 5th July. Will you therefore kindly notify me of your return to Nairobi as soon as you are in a position to do so.

With regard to the plans of your property in relation to the proposed straightening out of Government Road, will you kindly confirm my understanding that you agree to the proposals in so far as they affect the Jeevanjee Gardens as well as your *Bardar* plots.

Yours faithfully,

(Sd.) J. A. WATSON,
Town Clerk.

27.

No. 1135-3.

MUNICIPAL OFFICES,
Nairobi, 30th June 1915.

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With regard to the plans of your property in relation to the proposed straightening out of Government Road, will you kindly confirm my understanding that you agree to the proposals in so far as they affect the Jeevanjee Gardens as well as your *Bazaar plots*.

Yours faithfully,
(Sd.) J. A. WATSON,
Town Clerk.

July 1st, 1915.

DEAR SIR,

In reply to your letter No. 1135-3 of the 30th ultimo, I regret that I shall not, in all probability, be back in Nairobi for some time after I leave on the 5th instant.

I have to leave for England on important business very shortly and my time in the interval will be taken up with business at Mombasa and Zanzibar.

If you could give a date I might possibly arrange to leave on the 7th but not later.

The plans which I have submitted show the required alterations in the Bazaar plots, and I have already given my consent to the required alteration in the Gardens for the purpose of widening Government Road.

Yours faithfully,

(Sd.) A. M. JEEVANJEE.

For
THE TOWN CLERK,
NAIROBI.

No. 1158-3.

MUNICIPAL OFFICES,
NAIROBI, July 3rd, 1915.

MR. A. M. JEEVANJEE,

NAIROBI.

DEAR SIR,

In reply to your letter of 1st instant, the Sub-Committee are very sorry that a further interview before your departure is impossible.

The preliminary sketch ground plan showing proposals for laying out the proposed resurveyed plots is quite satisfactory as a ground plan and I return it with thanks.

I also return your plans of proposed dukas for your River Road property. These are not in accordance with the views of the Sub-Committee whose main object was to have the small shops detached from all dwellings and who also wished the shops to form a self-contained compound to be closed up at night. It is a pity that there will be no further opportunity of discussing the matter with you in the near future.

Kindly return the plan of lock-up shops prepared by the Engineer for the Municipality.

Yours faithfully,

(Sd.) J. A. WATSON,
Town Clerk.

NAIROBI, 30th July 1915.

To
THE TOWN CLERK,
NAIROBI.

DEAR SIR,

In acknowledging the receipt of your letter 1158-3, dated 3rd July 1915,
we return your plans as desired.

Yours faithfully,
(Sd.) A. M. JEEVANJEE.

Aug. 1920

~~Lord~~
~~Sci.~~

~~Sci.~~

Transmits to you the recd. of

DRAFT.

~~Secretary~~

~~Director~~

~~in favor of~~

MINUTE.

your letter of the 4th of August
and to inform you that a copy
of a despatch to the Gov. of

France, embodying the 5 of 5
relating to affecting
decisions on the questions of
the position of trading
~~which you refer to~~ will

shortly be forwarded to you

- Mr. Looming 1820
- Mr. Parkman 1878
- Mr.
- Mr. Grindle
- Mr. H. Lambert
- Mr. H. Road
- Mr. D. Fisher
- Col. Amos
- Carl Miller

Chy go 1878 7 11 am

Paraphrase of cipher text

to J. Leno 3. 28 June

13/17/20

DRAFT.

Governor

War Office

MINUTE.

Full text of my

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cipher text of 30 July

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- Sir E. ...
- Sir G. ...
- Col. ...
- Lord ...

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