

EAST AFR. PROT
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Development of East African Transport

last previous Paper

Was a proposition for a route for
grants of land for every 100,000 acres
to East Africa by sea
minutes within

~~SECRET~~

To be upon the E. & N. steps of road
at 3000 ft
above

in both ways

Discussed briefly with
Mr. E. M. Murray today who
says he knows this area

of the route for
and
Oct 9/1919

To be of 4. 6. 10. 16. 21

subsequent Paper.

The writer of the attached, Mr. Llewellyn came to this office with a letter of introduction from the Duke of Rutland to Lord Sarnon. He eventually saw Lord Sarnon who suggested his putting his views in writing.

13.10.21

Sir H. Read:

Llewellyn is described as having fought and worked in East Africa, but I have not been able to identify him among the numerous Llewellyns whom we have on record.

It is to be presumed that the scheme relates to the various railway projects which we have in mind, although there is nothing of the sort actually appearing in the current Estimates. As his offer only involves the Government in land grant if his scheme is adopted and produces the savings which he anticipates, it would appear on general grounds to be free from objection, except that we should, of course, have to provide that the reward should not apply if it proved to be a mere intermediary.

As regards the grants applied for, however, it is impossible for us to express any opinion without reference to the local Government. We have to look not merely to the grants in respect of a saving of £50,000 but to the possibility of his scheme being as successful as he anticipates, and many sums of £50,000 being saved.

On this point of view we cannot say that any large area of first class coconut land with easy transport facilities will be available

after

after allowing for what has already been taken up and for areas over which there are native rights. Similarly the possibilities of granting factory or business sites in the towns is a matter for the local people, and I should hesitate to guess that there was any reasonable quantity of first class rubber land in Uganda within 30 miles of transport facilities.

As regards grant 5 we may take it that land between Singa and Kiu would not be worth more than say £1 per acre. Therefore he is asking for about 10,000 acres in respect of every £50,000 saved. Here again it is quite impossible for us to say whether the land will be available, whether in this particular locality or elsewhere, especially in view of the very large alienations which have been made owing to the soldiers' settlement scheme.

The terms of the grants would require examination. The normal conditions for Govt. leaseholds are 999 years tenure with a rent of 10 cts. per acre for the first 30 years with revision of rent on fixed lines every 30 years, ending with a maximum rent of 3% on the unimproved value of the land. The terms which Mr. Llewellyn suggests are not in accordance with the Crown Lands Ordinance, and I ^{do not think} should hesitate to recommend that the ordinary conditions should be departed from even in a special case of this kind.

Similarly as regards the other conditions; I do not think that the grants should be free of survey, registration fees or stamp duty.

If we could be confident that there was anything in this suggestion, the grants and their conditions could no doubt be arranged satisfactorily in consultation with the local Govt., but I am afraid that

that there will be room for doubt as to the actual amount of the savings made. As I have said, there is nothing appearing in the Estimates, and such estimates as have been made of the various works could not be held to form a satisfactory basis for Mr. Llewellyn's calculation of savings. He cannot suppose that we are to have a special estimate made of the cost of each work, as it would be under normal conditions, simply for the purpose of comparing it with the actual cost if his scheme were adopted.

I think that it would be best if Mr. Llewellyn called here and saw either you or me so that we might clear up some of these points, and without asking him to divulge his secret try to get a clearer idea of what he has in mind. It would also be possible to point out to him that we could not make any promise as to the grants without reference to the Governor, and ascertain how far the question of urgency is vital to the scheme.

W. C. S. 11.10.1914

W. C. S. 11.10.1914

I think that he had better see Mr. Borthwick in the first instance

W. C. S. 11.10.1914

Sir R. Hall,

Mr. Llewellyn called this morning and I discussed the matter with him as well as possible. I explained that I did not wish in any way to pump him as to the nature of his project, but he volunteered the information.

information that it was connected with transport (not the Uasin Gishu Railway as I suggested), and that it was an adaptation of a principle which had been found very useful in the war. He would have gone further and I believe have confided to me his secret if I had not said, but I explained to him that he could not have a monopoly in any adaptation of wartime ideas, and that I could not hamper the freedom of action of the Office by receiving in confidence particulars of the scheme which might be put to us from another source or might occur to any of us as it had done to him.

His description of the nature of his scheme suggests at once either the use of caterpillar traction or train ferries, and there is no novelty in either of these ideas. Possibly other suggestions will occur to you.

I explained to him the difficulty as to terms and the variations from the Crown Lands Ordinance, and he explained that his ideas on the subject were merely for the purpose of illustration, and ^{that} he was prepared to bargain subject to the principle (on page 3 of his letter) that his remuneration should be on the basis of 25% of the actual savings to the Govt.

He did not wish us to refer the matter out to the Prof. by despatch but preferred that it should be left over until Sir E. Northey arrived when he hoped he would have an opportunity of going into it with him and possibly of imparting to him the secret which I had thought it best not to receive.

With regard to my point on the last page of my previous minute that it would be difficult to assess the saving made, he pointed out that the services which he had in mind were provided in the annual estimates.

This does not get us much further, as there is, of course, much provision for general transport services, while the estimates for the Uganda Railway expenditure may possibly cover what he has in mind.

He impressed me favourably and is clearly rather a man who feels that he has got a valuable idea than a concession hunter of the type we know.

? Bring up on Sir E. Northey's arrival.

W.C.
16/1/19
 Prof. Hamilton
 Sir E. Northey
 R. J. R.

17/1/19
 Sir Northey
 See thanks. The Govt would like to see the app. after Mr. Hamilton has met Sir E. Northey.
 H.E.F.
 17/1/19

C. C.
50775
OCT 13

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28, WIGMORE STREET,

CAVENISH SQUARE,

W.

11. 10. 19.

Dear Lord & Lady

You were kind enough, when
I saw you on Thursday, to suggest
that I should rewrite & enlarge
the letter I showed you with
regard to my proposition - and said
that you would set it off yourself
on the road it must travel if I
bring it to you, thereby drawing
my attention to the various
departments it must visit.

I therefore enclose it herewith
and am most grateful to you for the
trouble you are taking over it.

Believe me
Yours very truly

J. B. Stewart

28 Wignore Street,

London, W.1.

11.10.19

TO:-

Viscount Milner G.C.B.

Secretary of State for the Colonies,

COLONIAL OFFICE.

My Lord,

I have the honour to inform you that I have a proposition to put before you which is to give equal facilities (which facilities are urgently needed) as those already intended and appearing in the East Africa Protectorates estimates, but which will be a saving of some hundreds of thousands of pounds to the Government on their initial estimated expenditure on this occasion and a similar saving on other occasions.

This proposition I am prepared to divulge to the Government on receipt from them in writing that they will - for every £50,000 (fifty thousand pounds) saved on this occasion by the adoption of my scheme, give to me grants of land in East Africa and Uganda to the following extent and on the following terms.

For every £50,000 (fifty thousand pounds) saved :-

1. 625 (six hundred and twenty five) acres of first class coastal land on the coast with easy transport facilities to Villages of Mombasa Harbour.
2. A factory site 100 ft. by 50 ft. (one hundred feet by fifty feet) approached by railway siding on Mombasa Island.
3. A business site 100 ft by 50 ft (one hundred feet by fifty feet) on a main business Street in Nairobi within half a mile of the Court House.
4. 625 acres (six hundred and twenty five) of first class rubber land in Uganda within 30 miles (thirty) of rail or lake transport.
5. Unalienated land of land not surveyed into farms to the value of £9375 (nine thousand three hundred and seventy five pounds) a portion to be between Siba and Kim Station on the Uganda Railway.

All land to be on a nine hundred and ninety nine (999) years free of rent for the first fifty years (50) after which (and at the end of each succeeding fifty years (50) a valuation of the properties to be made, when rent shall be agreed upon but is not to exceed one per cent per annum of the value of the land.

The land to be valued, and chosen in the first place, by a representative of the Crown; a representative of the lessee with a mutually agreed upon Arbitrator and no portion of it to be in

unhealthy districts.

There shall be no restrictions, other than the usual ones with regard to assigning any portion or portions of the land and the grants shall be free of survey, registration fees and stamp duty.

Any saving over £50,000 (fifty thousand pounds) would entail a grant of land in proportion - the amount of land stated being the basis of calculation, and any extra amount of land would be an extension of the initial grant unless otherwise agreed.

In the event of the grants being made, for every £50,000 (fifty thousand pounds) saved to the Government I undertake to spend within ten years £12,500 (twelve thousand five hundred pounds) in developing and proving the land or industries on it, and to introduce that amount of £12,500 (twelve thousand five hundred pounds) into East Africa within three years.

The land asked for has been worked out on the basis of 25% of the actual saving to the Government on this occasion being paid to me, the payment being made in land, and as the saving would take place again on future occasions the remuneration is not excessive.

I estimate that the saving on this occasion will not be less than £300,000 (three hundred thousand pounds).

The reason I ask for land in Uganda is that the proposition

affects Uganda as well as East Africa.

In order to effect this saving to the Government a decision must be come to on this matter in the very near future and I therefore request that the matter may be dealt with without delay.

I have the honour to be, Sir,

Your Lordship's most obedient Servant,

J. B. H. [Signature]

11th October 1919.

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Dear Duke of Rutland,

Lord Milner has received your letter of September 5th, with reference to Mr. Llewellyn. Just after the receipt, however, Mr. Llewellyn wrote to me personally and suggested that it was not necessary to trouble Lord Milner and asked whether I would see him instead. He came to this office to see me, but unfortunately I was engaged with Lord Milner at the time. ^{Just} my colleague, Lord Sandon, saw him on the matter. I understand that Mr. Llewellyn is going to communicate with us again on the matter about which he called.

Yours truly,

R. G. T.

The Duke of Rutland, K.G.

22, WIGMORE STREET,
 CAVENDISH SQUARE,

W.

July 10, 1891

Major Manton
 Colonial Office

Dear Sir

I called at the Colonial Office
 yesterday, and left my card on
 you together with a letter of
 introduction to Lord Salisbury from
 the Duke of Rutland

As I expect Lord Salisbury
 is very busy, and as I feel sure
 that an appointment with yourself
 would be the most satisfactory way
 of dealing with the matter I have
 to put forward, - I should be
 most grateful if you would

State a time, which would be
convenient for me to call on
you at the Colonial Office.

I beg to remain

Yours faithfully,

J. B. Lewellyn

P.S. If convenient I would rather
not have an appointment with you
today, as I have other rather important
business to attend to, but after
today am entirely free.

Sept 5 1919

Delbart Castle,
Grantham.

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Dear Lord Milner

I don't like troubling you
during these bad times -
but can hardly resist the
request made me by the
bearer of this, for I

Llewellyn - He was just
before the war employed
in my private office in
Leicestershire, and is a
very good fellow.
During and

Since the horse has
been fighting and
working in East Africa
and has just come home

If you can possibly
grant him an interview of
5 minutes length, some time
or other you would be
confering a kindness upon
only on Mr Hewllyn
on Guinness Street
Notland

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PARLS & REDMILL

Herbert Castle
Grafton

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many thanks to you for
your courteous reply
respecting the interview
Mr Hewllyn asked for
- and Mr. ...
11 min time

Notland -

12/1/11

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Reference -
C.O. 533 / 227

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PUBLIC RECORD OFFICE, LONDON

15th October 1919.

Dear Sir,

With reference to your letter of the 11th to my colleague Lord Sargent, I think your best course would be to see Mr. Bottomley who is the head of the East African Dept. in this Office. Mr. Bottomley would be glad to see you at any time that will be convenient to you. Perhaps, however, you will be good enough to communicate with him beforehand direct. His full name and address are, W.C. Bottomley Esq, C.B.E., Colonial Office.

Yours truly,

H. E. T.

25, WICMORE STREET,
CAVENDISH SQUARE,

1-12-19

C. Bottomley Esq
Colonial Office

Dear Mr Bottomley

I hope you will keep in mind the proposal I have put forward, with regard to East Africa, which you suggested postponing till the arrival of Sir Edward Hutton.

It is important that it should be dealt with as soon as possible after his arrival, when he is sufficiently recovered from his eye trouble to do so.

Thanking you as well

Yours truly
J.S. Little

L/ 59775 East

London

DRAFT.

J to Llewellyn, Esq

11th Dec 1919

MINUTE

Dear Sir,

I am directed to say

that the proposals

which you recently

communicated to

this Dept in connection

with the East have

been brought to the

notice of the Governor

who has not

arrived in the

Country.

- Mr. G. ...
- Sir H. Lambert
- Sir H. Road
- Sir G. ...
- Col. Amery
- Lord ...

Yours faithfully

CO
553
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2. Sir Edward Northey
will be willing to grant
you an interview at
a time to be arranged
to suit his convenience
yours. You should
therefore write to his
Private Sec. Mr J. R.
Sandford, at the Grosvenor
Hotel, London, &
arrange for an appointment
to be made.

Signed) H. J. READ.