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EAST AFRICA SYNDICATE'S CONCESSION

Submits observations on proposals for splitting into blocks.

Mr Read.

In their letter of the 15th November last (36963) the East Africa Syndicate described three difficulties which they found in giving effect to the arrangement for the disposal of their large concession.

We exacted from them an assurance (1181) that they would not take advantage of the delay caused by our communicating with the Governor as to these difficulties to obtain outlines of the arrangement which they desired, and we then consulted the Governor on the question. This despatch is his

To take the dit... by the order in... are mentioned in the Syndicate's letter of the 15th

(a) ... Mr Bowring overlooks ... fact that, out of the revenue ... into which ... of 320,000 acres -

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arrangement retain intact only the first block of 50,000 acres. The other six blocks are to be split up into areas of "suitable size" (that being the phrase adopted instead of a definite area of 5,000 acres as originally proposed), and only *one* every two of these smaller areas will be returned to the Syndicate.

(b) Mr Bowring shows every confidence that sub-division on the lines contemplated by the agreement could be carried out.

(c) We agreed to make the minimum price of the land to be sold by the Government on behalf of the Syndicate 5/1d. an acre instead of 5/- an acre in order to cover the extra cost of survey. As for fencing, a certain amount of fencing would be required in any case whatever the Syndicate did with the land. If the land is split up as proposed, the cost of fencing will no doubt be shared by the Syndicate with others who acquire the land put up for sale.

Mr Bowring sends a map showing a scheme of possible division into seven blocks as laid down in our arrangement with the Syndicate. It will be noted from Mr. Townsend's memorandum on this map that there may be very great difficulties in securing proper road access from the back blocks through the others.

I understood recently from conversation with Sir Percy Girouard that the Syndicate are anxious to escape the complications involved in the present arrangement by surrendering absolutely to the Government a considerable portion of their large concession on the condition that they are allowed to acquire the freehold of the rest as and when it splits them, and to dispose of such remainder as they think fit. As they are prepared to make any such proposal, it would in my opinion be a much more satisfactory arrangement than that which we now have. It must be remembered that we cannot dispossess the Syndicate on the ground

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that they have not <sup>acquired</sup> the necessary development, (See Gov/2784), and that they are therefore in a position under their original lease to purchase the freehold of the whole area as soon as they can put down £50,000. From the public point of view it would be much better to get back, say, 100,000 acres absolutely than to compel the Company to sell 135,000 acres to others at a minimum price of 5/1d. an acre, which would be the net result of our present arrangement. If a portion were surrendered absolutely to the Government, we should in addition avoid the very formidable complications involved in carrying out the arrangement at present under discussion.

Failing any such offer on the part of the Syndicate, there is a good deal to be said for the suggestion in paragraph 4 of this despatch that the land should be divided into two main blocks, one to be retained by the Syndicate and the other to be disposed of by the Government on behalf of the Syndicate.

Unless the course proposed is contrary to anything which may have passed between Sir Percy Girouard and the Syndicate, I would suggest that we should now reply to the points raised in the Syndicate's letter of the 15th of November, with a view to making them put forward some alternative proposal. The reply might run on the following lines with regard to the three points:-

(a) They might be reminded that they will retain absolutely an <sup>entire</sup> ~~area~~ of 50,000 acres and that the remaining blocks are to be sub-divided into areas of suitable size which would presumably in themselves be adapted for pastoral purposes.

(b) As to the actual physical difficulties of sub-division, we might give them the substance of Mr. Bowring's

... the ... A and A.  
... we might remind them that  
... to the minimum purchase  
price of the lands to be sold on their behalf by the  
Government, and also that the cost of fencing would pre-  
sumably be shared by them with those who acquired the  
land put up for sale on their behalf by the Government.

We might add that the Officer Administering the  
Government has had prepared a topographical map showing a  
possible scheme of division into blocks, and that he  
suggests that it should be modified by examination on  
the ground where reasons for modification are found to  
exist. We should send them the map and also a copy of  
Mr. Townsend's memorandum upon it.

In the first instance perhaps Sir Percy Girouard  
should see this Minute and say whether he concurs in what  
is proposed or has some other course to suggest.

Halsb.

June 21

Yes  
at the ...  
S. J. ...  
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by ...

... the ...  
... the ...  
... in ...  
... that he had been in

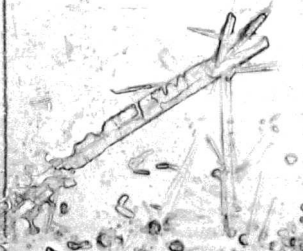
... the ...  
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As proposed

H. B. ...  
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EAST AFRICA PROTECTORATE.

227 15th 1912.

No. 339

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Sir,

I have the honour to acknowledge the receipt of your despatch No. 31 of the 23rd January on the subject of land held by the East Africa Syndicate.

2. With regard to the three points raised by the Syndicate in their letter to you of the 15th November 1911, I have the following observations to make:-

(a) The Syndicate state that "it is absolutely necessary for a large sheep and ranching business to have a definite boundary enclosing a compact area, and that the splitting up of land into divisions, sub-divisions, and blocks requires much consideration so as not to hamper the business of the Syndicate by reason of the scattered nature of the land it might retain and thus prevent its successful working".

The necessity to a large sheep and ranching business of a definite boundary enclosing a compact area may be admitted as a self-evident fact. But I hold that it remains for the Syndicate to say what it considers the minimum size of the blocks

THE RIGHT HONORABLE

LEWIS HARGREAVES, P.C., M.P.

SECRETARY OF STATE FOR THE COLONIES



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blocks should be. The proposal, as I read it, contemplates one block of 50,000 acres which has been defined by description, and the division of the balance of the 270,000 acres odd into six further blocks of roughly 45,000 acres each, an area per block which to my mind is amply large enough to meet the requirements of the Syndicate.

That the further splitting up of the land requires much consideration I will not dispute: but that it forms an insuperable difficulty I do not admit. We have, from time to time, subdivided into farms of 3,000 acres areas much larger than that comprised in the 50,000 acres belonging to the Syndicate and, even after a close examination of the topographical map of the area, I am convinced that this area lends itself to a similar treatment.

(b) With regard to the second point raised in the Syndicate's letter, i.e. the impossibility of marking out the land in the suggested blocks, and at the same time to divide the areas being of the general character required to carry out the terms proposed in the correspondence, I would say that, while it might not be possible to follow slavishly the actual sub-divisions suggested, I am confident that the difficulties raised by the Syndicate are much exaggerated, and that the principle or spirit of the proposals could, with judicious treatment, be

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The sub-divisions made which would  
throw portions of the water and good grazing,  
as well as the swamps and bad broken ground,  
more or less equitably, into the different  
blocks.

(c) In connection with the third point put  
forward by the Syndicate, touching the expense  
of surveying and fencing, undoubtedly these  
will be heavy items: but the Syndicate can  
hardly claim ignorance of so obvious a fact, and  
must have been well aware of the necessity of  
such expenditure before they were informed by  
Mr. Hill.

Mr. Hill had prepared a topographical map  
showing a scheme of sub-divisions as laid down  
in the negotiations, and would suggest that it  
be modified by examination on the ground, when  
reasons for such modifications exist. The map,  
together with a consent upon it by the Director,  
Cadastral Branch, who was responsible for its  
preparation, is enclosed herewith.

4. Mr. Hill has represented the desirability  
of dividing the land into two main blocks, in-  
stead of into 6 blocks, and in doing so a pro-  
portion to be somewhat valuable large area. I can  
only see the merits of this arrangement from his  
point of view, and it is not clear to me that  
provided it is felt that the land can be equi-

itably so divided, with a fair and equal  
distribution of good and bad land in each block.

A great point in favour of this arrangement  
would

would be that if the land were to be divided  
 into two blocks only, Government would be in  
 a position to deal with the matter as above  
 By the arrangement now under consideration  
 only one block can be dealt with in one  
 year, and hence, if there are any  
 period of seven years will be required for the  
 process of sub-division.

Your humble servant

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11/10/71

30th April, 1922

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I have the honor to forward herewith a plan showing the proposed sub-division of the E.A.Syn. property, near Gilgil.

Sub-division IV is the 50,000 acres to include all the existing buildings and improvements, and appears the best sub-division so far as one can judge from the plan.

I have no knowledge of how far this includes the improvements, but at any rate it is a proposal and can easily be rectified if not satisfactory.

Sub-division (I) includes the whole of Lake Ol Bholosat and a large proportion of the swamp, but as any scheme of sub-division will necessitate dealing with the lake and swamp I therefore included the whole within one sub-division.

Sub-division (II) appears to be the worst watered farm. I am given to understand that the rivers shown there are mere trickles, and not by any means permanent. If this information is correct, it is impossible to deal with it in any other and more advantageous way, if incorrect and there is no permanent water, it should be possible to further sub-divide in any advantageous manner.

Sub-division (III) contains a portion of the swamp around Ol Bholosat and will probably be found quite workable and easily sub-divided to the best advantage.

Sub-division V I have already dealt with.

Sub-division VI may be found similar to some extent to that of Sub. IV. You will observe that a river with scipitous banks



precipitation being ~~the same~~ the ~~same~~ boundary for each district of Subs IV & V.

Sub. VI will probably be found a good ~~soil~~ area, it is on a dip, and will also be found well watered, but very rugged in parts, but this will not present great difficulties against further sub-division than is ordinary with the other parts of the Protectorate.

Sub-division VII. This has the highest elevation, it and forms probably one of the best sub-divisions of the area, it is possible that the soil is not of as good quality as of the other blocks.

I take it road access will be required from one block to the other. This may present very great difficulties, but certainly no greater than as experienced in the Lushai allotment. It would appear from the plan that the roads generally will run from North and South rather than from East and West. Roads of access leading to the main system in a more or less easterly and westerly direction.

It now remains to discuss the question of relative values of the soil in each block, and generally over the whole area, and certain notifications may be proposed.

(1) A. E. Road

B. L. B.

Vertical text on the left page, mostly illegible due to heavy ink smudges and bleed-through. Some legible fragments include "precipitation", "road", "difficulties", "allotment", "direction", "values", "area", "notifications".

Gov/18528/B.A.P.

C.O.  
R 5 JUL 1912



Downing Street,

9 July, 1912.

DRAFT  
SECRETARY,  
AFRICA SYNDICATE LIMITED.

GO MINUTE.

- Mr. Butler & J...
- Mr. ...
- Mr. Fiddes
- Sir H. ...
- Sir J. ...
- Lord Emmott
- Mr. ...

Sir,

I am directed by the Secretary

member of the Board, you to extend the

to the Africa Syndicate

has received the above

registering the

... of a Protectorate

numbered ...

on the points (1), (2), (3) in your letter

of the 15th of November last on the sub-

ject of the disposal of the concession of

320,000 acres held by the Syndicate in the

neighbourhood of Niassa and Gilgal. The

points are referred to in your letter

*Handwritten notes:*

original for the file

copy of A. 5000 2300

longhand 395. 07/24/12

your letter.  
desires to remain

that they will retain absolutely  
initial block of 50,000

the six blocks are to be sub-divided  
"suitable size" which would  
themselves be adapted for

administering the Government  
that the splitting  
insuperable difficulty  
Government have from time

farms of 3,200 acres  
that comprises in the

and after  
and Mr Powrie  
lands

follows

Syndicate

that the principal spirit of the proposal  
could with judicious treatment be carried out and

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that subdivisions could be made which would  
throw pastures with water and good grazing,  
as well as <sup>swamp</sup> marsh and bad broken ground

more or less equitably into the different  
blocks

(3) The syndicate will not fail to  
remember that it has been agreed to add one  
penny per acre to the minimum purchase price  
of the lands to be sold on their behalf  
by the Government, and it is presumed that  
the cost of fencing would be shared by them  
with the purchasers of the blocks offered for  
sale.

2. Mr Powrie has had prepared a  
topographical map, which is enclosed here-  
with, showing a possible scheme of division  
into blocks. He suggests that it should  
be modified by examination of  
where reasons for modification  
to exist. I am to

of a memorandum

Revised  
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Department. It is  
the map may be returned  
will reply.

For the Secretary  
H. H. HEAD