

EAST AFR PROT

39013

39013



Colonial

Date.  
1912

LAND ON MOMBASA ISLAND

Previous Paper.

Minute by Mr Read as to Government acquiring as much as possible and also as to the necessity for a town-planning scheme for Mombasa.

7829

*Mr J. Fisher*

*re second minute*

*9/5*

*Agree 12/12*

*Purchases should be limited to land which may reasonably be expected to be reqd. for public purposes. We must not speculate on a Mombasa Land Board.*

*14.12.12*

*Agree 14/12*

*14.12*

*And 1*

*16.12.12*

Subsequent Paper

9381

*Copy above file no 26 March 1912*

For G. Fildes

I think that we ought to consider very carefully the question of the acquisition of land by Govt. in Nombasa Island.

39013

great difficulty  
being an accurate  
map, but these  
are the only maps  
which I obtained  
H. V. R.  
(1911)

The total area of the Island is about 3,400 acres of which Govt. owns about 1,100 acres of ~~square miles~~ or ~~rather less than~~ (say) ~~4,500 acres~~. The two areas about 520 acres. The large portion says that the Island is 3 miles by 2 1/2 and contains 9 square miles, which is already wrong.

In 1909 we bought 69 acres with water frontage for £3,401.

In 1912 we are being asked £45,000 for 4.5 acres without water frontage, & we shall have to pay at least £11,000 to get the land.

This is a warning of what we may expect, as the harbour develops & the town of Nombasa grows.

The map enclosed in file 2014 shows fairly well the land owned by Govt. at the present time. With regard to the two areas outlined in pink, D. Charlesworth's land is the area of 4.5 acres referred to above, for which we are

for 1909 1/10

for 1912 1/12

was in treaty, with respect and help  
of Capt. Jorgens land has been  
surrendered by him to the fort, although  
3rd parties are contesting the right both of  
Capt. G. & the fort to a portion of it.

We have recently acquired a piece  
of land on the Mombasa-Kilindini road  
near the Police lines (see map) for well-titled  
see 2466.

So far as can be seen all land on  
Mombasa Island must acquire great value  
in the future, some of it in the near  
future - I think that the fort  
ought to look ahead & buy all that  
it can, while prices are fairly reasonable.

The matter is complicated to some extent  
by the confusion with regard to titles.  
The Titles Court has however been at work  
in the Island for some time & there ought  
to be some area now to which the fort  
could obtain a clear title.

It would be bad policy to put any  
large sum on the Estimates for purchase  
of this kind, as people would get wind  
of it & make a corner, but there are really  
always considerable savings in the  
authorized

Free?  
29075

authorized expend<sup>ts</sup> of the Port<sup>l</sup> & I so  
think that some of this might well be  
applied to the purpose of a suitable  
opportunity occurred. The Treas<sup>r</sup> have not  
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shown much imagination in the matter in  
the past (see Treas<sup>r</sup> 109 & the subsequent  
38995 angle) but I think that they will take a  
more sensible view now, especially as the

present - and a disappointing. It would seem  
to be very desirable that a view of the  
probable large increase in the value of land

required for harbor purposes, any land  
with water frontage owned by the fort  
which the fort may desire to lease to  
others should only be let on short lease.

There is another point. The town of Mombasa  
has at present some 30,000 inhabitants & in a  
few years it may well have double that  
number & be a big commercial city. At  
present it is growing in a haphazard manner  
- with no clear division between the European,  
Indian, & Native quarters & with the Native  
quarters (which ought I think to be transferred  
to the mainland as soon as practicable) encroaching

on land which will eventually be required  
 for more important purposes. We had the  
 matter before the Medical & Sanitary C<sup>o</sup> a  
 few days ago, when S. Radford, the Health  
 Officer of the town for the last 5 years  
 gave us a great deal of information regarding  
 the unsatisfactory state of things. A local C<sup>o</sup>  
 was appointed some time ago to go into the  
 question of town-planning, drainage, & fire  
 drainage, but we have not yet rec<sup>d</sup> any  
 report. The Medical & Sanitary C<sup>o</sup> has  
 taken up the matter, but it is of such importance  
 that it wd. do us harm to call the attention  
 of the Gov<sup>t</sup> to it in the column

I wd. suggest that we sh<sup>d</sup> write a Secret  
 disp. to the Gov<sup>t</sup> - the sense of the foregoing,  
 telling him to keep a look-out for suitable  
 opportunities of acquiring land on the Island  
 lying there in our view regarding what  
 leases for port-houses with water frontage

likely to be req<sup>d</sup> for public purposes.

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C.O. 39013 / R.A.P.

Downing Street,  
 23 December, 1912.

DRAFT  
 WEST AFRICA PROTECTORATE

MEMORANDUM  
 FOR  
 H. CONWAY BELFIELD, ESC., J.P.,  
 &c., &c., &c.

MINUTE

- Mr. B. H. ...
- Mr. Read
- ✓ Sir G. F. ...
- ✓ Sir H. Just
- ✓ Sir J. Anderson
- Lord Emmott.
- Mr. Harcourt

for extension

I have found some figures  
 which I obtained locally  
 regarding the total  
 area - 3,400 acres of which  
 the Gov<sup>t</sup> owns about 1,100 &  
 the other occupies about  
 520, leaving a balance  
 of only 1,780 acres - an  
 area so small that it seems  
 difficult to say that there  
 is any portion to be  
 eventually required  
 by the Gov<sup>t</sup> for public purposes.

Copy to be made 26 March 13

Secret

Sir,

I have the honour to inform  
 you that my attention has been drawn  
 to the question whether it would not  
 be advisable, in view of probable  
 future developments, for the Government  
 of the West Africa Protectorate to  
 take such opportunities as may arise  
 to acquire additional areas of land, in

1. Mombasa Island for Gov<sup>t</sup> purposes.
2. I understand that so far as I can ascertain, the  
 area of the Island is ~~now~~ <sup>about 3,400</sup> ~~3,000~~  
<sup>that</sup> ~~than 4,000~~ acres, and only about one-  
 third of the whole either is or is  
 claimed to be Government property.

The proportion of the water frontage

- 14341-20

in

in Government hands would appear to be somewhat greater and may be as much as one-half the whole. No doubt some portion of the water frontage not occupied by the Government abuts on shallow portions of the waterway which are not likely to become of any great utility, but apart from this it is clear that there is a considerable part of the island and of the water front ~~over~~ which the Government has no claim and which will certainly increase greatly in value with the development of the town and port.

3. The value of land in the Island has, in fact, already risen very greatly in the last few years. It appears from Sir P. Girouard's confidential despatch No. 110 of the 9th of November, 1910, that in 1909 the Government were able to purchase for railway purposes at Kilindini an area, with water frontage, of rather over 69 acres for £3,461, or £50 an acre. You have recently informed me in your telegram of the 29th of November, that the price

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price asked for Dr. Charlesworth's plot of 45 acres, without <sup>water</sup> frontage, is £1,000 an acre and, even at the reduced figure of £11,000 which you proposed to offer the price would be more than £240 an acre. In view of these figures it is difficult to assign any limit to the probable appreciation of value in the future.

4. As regards the water frontage, I need not remind you that great extensions of the harbour works are likely to be required ultimately, and, apart from <sup>the latter</sup> this question of the acquisition of further land, I would take the opportunity of emphasizing the importance of ensuring that any land with water frontage owned by the Government which it may be desired to lease to others should only be let on short lease.

5. There is a further point which must not be overlooked. The town of Mombasa, which has now about 30,000 inhabitants, may well double that number in a few years and become a great commercial city.

city. At present it is growing in a haphazard manner, with no clear division between the European Asiatic and Native quarters, and with the Native quarter encroaching on land which will eventually be required for more important purposes. The subject has been engaging the attention of the Tropical Medical and Sanitary Committee which advises me on matters of the kind, but it is one of such great importance that I consider it desirable to draw your attention to it in this despatch. I am aware that a local Committee was appointed some time ago to enquire into the question of town planning, but I have not yet received any report.

*The acquisition of land by the Govt.*

6. The matter is of course complicated to some extent by the confusion with regard to titles. The Titles Court has, however, been at work in the Island for some time, and there are probably some areas to which the Government could obtain a good title.

7. I shall be glad if you will give careful consideration to the whole question of land in the Island and furnish me with

your

your views in due course and with your  
recommendations as to the provision of funds

DRAFT.

for the purchase of land. It might be possible to make provision in the annual estimate, but it might be possible to arrange for the application of ~~some part of the surplus balances for the~~ <sup>some part of the surplus balances for the</sup> purpose of ~~the purchase of a few acres of land~~ <sup>the purchase of a few acres of land</sup>, and in any case I shall be ready to

ask the Lords Commissioners of the Treasury <sup>purchase</sup> for their approval of a suitable scheme. You

will of course understand that I do not in any way suggest that the Government should enter upon a system of speculation in land and that ~~while I trust that you will not overlook any suitable opportunities of acquiring additional areas in the Island,~~ purchases must be limited to land which may reasonably be expected to be required for public purposes.

I have, etc.,

(Sb).