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EAST AFR. PROT

26506

2000
1913 AUG 13

Acting Govr
Tel
Bouring

1913

31st July
Last previous Paper

States further as to scheme for acquiring. It was suggested that £50,000 would be probably sufficient to cover the cost of the scheme and also any purchases suggested or accomplished previously.

2000
25756

W. Reed

I don't much like it, but I suppose that we must go to the Massey - but even now before we go to the Massey we must have an explanation of the proposal to acquire a considerable area for new native & Indian locations. Mr. Bouring really helps the J.P. as little as he can in this matter; he must surely know that in his own district of 10 years he reported the purchase of 100 acres @ £20

*Aug. 20 Gm. Com. copy letter to J.P. 2000
Copy Press Law 13 Aug 27053*

38 1211, W1.29 897-66
11 900, 1172 A 6 8 W
Next subsequent Paper
400
27053

In the total sum
proposed of £12980
compared with the average
which it was originally
proposed to purchase
at a total cost of
£7980.

Paragraphs 9 & 10.

The substance of these
paragraphs has already
been communicated
in Mr. Bowring's tel. of
the 25th of July, a copy
of which was sent to
you in the letter from this
dept. of the 12th of
August. + Mr. Hancock
is clearly of the opinion
that the Dep. Gov. did
not in the end to

[25739/13]

* No 25739

+ No 25739

[27054/13]

DRAFT.

to take advantage of the
reasonable terms
offered.

583

Paragraphs 9 & 10.

A further detailed
report by Prof. Simpson
on land purchase in
Montana is expected,
but in the meantime
has to invite the
attention to the statement
in the 10th paragraph
of Mr. Bowring's despatch
as to the proposed value
of land as an
investment for the
Govt. - to say that
Mr. Hancock fully
agrees in this view.

3

2. There are certain points in the dispatch on which W. H. Dennis's former observations:

Paragraph 4. It was approved in this dept, when the letter of the 2nd of July^{*} was written, that items (12) and (9) referred to in Mr Hobbes's letter of the 2nd of Feb. - viz. Cinema Sports Ground & Public Baths - had been dropped by the local Govt. It now appears, however, that it is proposed to secure about 20/2

(25292/13)

(9311/13)

* No 25493
+ No 9381

20/2 acres in all for these sites at a total cost of, say, £2050.

Paragraphs 3 & 5. 582

The inf. in this paragraph is sent in reply to the Fd. from this dept. of the 8th of July^{*}, in which the Gov. was asked to explain the

* No 20753 increase in purchase price of land for a native location ~~from~~ by £5000 over the original estimate of £2000 in Mr Hobbes's letter of the 2nd of Feb. further to state how the excess to be brought

(22752/13)

Malindi

Dear Sir

1900

Sir,

As a result of my previous observations I have the honour to advise you that I am submitting herewith a report on the progress of the work done by the Malindi District Council during the year 1900. I have the pleasure to inform you that the Council has during the year done a great deal of work and has succeeded in securing a grant of £1000 from the Government for the purpose of carrying out the various schemes proposed in the report. I have the pleasure to inform you that the Council has also succeeded in securing a grant of £500 from the Government for the purpose of carrying out the various schemes proposed in the report.

The following are the details:-

- (a) The Council has during the year done a great deal of work and has succeeded in securing a grant of £1000 from the Government for the purpose of carrying out the various schemes proposed in the report.
- (b) The Council has also succeeded in securing a grant of £500 from the Government for the purpose of carrying out the various schemes proposed in the report.
- (c) The Council has also succeeded in securing a grant of £500 from the Government for the purpose of carrying out the various schemes proposed in the report.
- (d) The Council has also succeeded in securing a grant of £500 from the Government for the purpose of carrying out the various schemes proposed in the report.
- (e) The Council has also succeeded in securing a grant of £500 from the Government for the purpose of carrying out the various schemes proposed in the report.

Yours faithfully,
 W. J. SIMPSON,
 District Secretary to the Government.

rise in value and adversely affect the opportunities for private acquisition by Government while in the event of endeavouring to obtain land by the Acquisition Act there is always the prospect award which can be produced as evidence of land values. Hitherto certain portions of land have been acquired by the Provincial Commissioner at £20 to £100 an acre.

I have etc.,
 W. J. SIMPSON.

Encl. 2 in No.

INCLOSURE

In Despatch No. 9 of 1913
980

copy.

Nairobi.

26th July 1913.

Sir,

As a result of my preliminary observations I have the honour to state that I am convinced that it is important that the Provincial Commissioner, Mombasa, should have immediately placed at his disposal a sum of money to enable him to deal privately with owners who were willing to sell him land which the Government will later have to acquire for the development of that town on sanitary lines.

The reasons for the immediate purchase are that:-

(a) Syndicates are buying up land which may in the future have to be acquired by the Government, and this speculation is very much enhancing the price of land.

(b) Land is rising in value owing to the overcrowding of huts and houses. The increasing rents that are being obtained tend to give the land even outside the area a rising value.

(c) There has been an award for the acquisition by the Government of 44 acres at Kilindini at the rate of 4540 per acre. Now that this is known land in other parts of the island is likely to

rise

The Hon: C.C. Downing, C.M.C.,
Chief Secretary to the Government,
Nairobi.

Encl. 1 in No

INCLOSURE

is Despatch No. 20 of 1913

579

(Paraphrase) of ~~original~~ Telegram received from

Provincial Commissioner, Mombasa.

Dated and Received 24th July 1913.

I have obtained an offer of about ten acres adjoining my last purchase at a price of eighty pounds per acre, also an offer of an area on the sea front on the mainland to the north suitable for European residents for a hundred and thirty pounds, also an offer of about ten acres adjoining the hundred acres location. Shall I purchase them? Must have reply about the two first offers by tomorrow. All very necessary and cheap.

P.C.

(4)

two additional areas will meet with your approval. Even if the areas in question were not required for public purposes they could be readily disposed of at a profit and lack of time prevented either Mr Hobley or myself from obtaining prior sanction and we were both obliged to exercise our discretion.

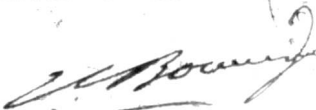
9. Later in the day I summoned a special meeting of the Executive Council and as a result despatched my cypher telegram of that date in which I asked that £50,000 should be placed at the disposal of Government for the purpose of making further purchases as opportunity offers.

10. I have not yet received Professor Simpson's detailed recommendations in writing but, having discussed the situation with him at length, I am convinced that it will be necessary for Government to acquire considerable areas of land on and near the Island if the Port is to be restored to and maintained in a sanitary condition. Further, as I have already remarked, the purchases of any such land would be financially a good investment, apart from the question of the soundness of the policy suggested by Professor Simpson, so that the expenses proposed may be regarded as recoverable if necessary.

I have the honour to be,

Sir,

Your humble, obedient servant,



In the absence of the
Governor.

* No 25739

(3)

6. I regret the delay in replying to your telegram of July 9th but it was necessary to obtain certain details regarding Mr Hobley's suggestions from that officer, who was at the time absent from Mombasa on a tour of inspection, as it was not clear to me exactly what items enumerated in his first letter were covered by the area subsequently purchased for the native location.

7. On the 21st instant I received from Mr Hobley a letter in which he reported that he had, after consulting Professor Simpson, on his own authority purchased an area of 9.9 acres adjoining the plot recently acquired for the native cemetery at a cost of £990. On the 24th instant I received from him the attached telegram.

8. On the following day Professor Simpson handed me the attached letter and I discussed with him, the Principal Medical Officer and the Chief Sanitation Officer the Government's position with regard to land for the development of the Island of Mombasa on sanitary lines. As result of this discussion I authorized Mr Hobley by telegram to purchase of the first two areas referred to in his telegram and as regards the third item I made certain further enquiries to which I have as yet received no reply. Having regard to the extreme urgency of the case and to the great importance which Professor Simpson attaches to sufficient land being at the disposal of the Government I trust that both Mr Hobley's action in making the purchase of the 9.9 acres and mine in authorising the purchase of the

two

* N. 22753

(2)

proposed native location was eventually acquired, viz; £70 per acre is very low when compared with that at which other land on the Island is changing hands.

The land recently acquired by Government from Dr F. Charlesworth was as you are aware valued at £450 per acre and the area acquired for the location is situate only a few hundred yards from the former.

4. The two lists in Mr. Hobley's letter enclosed in my despatch of June 10th include all the items enumerated in Mr Hobley's previous letter with the exception of the sports ground and public baths site. These items were inadvertently omitted from the second list in the later despatch. An area of about 20 acres will be required for the former and the cost may be placed at about £2,000 which is not included in the £6,050 referred to in my cypher telegram of July 22nd. For the public baths site Mr Hobley suggests $\frac{1}{2}$ an acre.

5. After rectifying this omission the acreage of the various areas to which reference is made in the two despatches is practically the same, viz; approximately 170 acres. The acreage of the items which appeared for the first time in the second list of Mr Hobley's letter of June 2nd is negligible - about $\frac{1}{2}$ acres in all - and is covered by a reduction of $3\frac{1}{2}$ acres in the area actually acquired for the native cemetery, the acreage of which was $16\frac{1}{2}$ as against Mr Hobley's suggestion of 20. On the other hand the area acquired for a location for Government employes was 11 as against 10 originally suggested.

6.

* No 22753
+ N. 2549



GOVERNMENT HOUSE,
NAIROBI,
BRITISH EAST AFRICA.

29th July, 1913.

~~EAST AFRICA PROTECTORATE~~
~~CONFIDENTIAL No. 95.~~

Sir,

With reference to your cypher telegrams of the 8th and 9th instant, I have the honour to report as follows on the subject of the acquisition of land for public purposes on Mombasa Island.

2. The value of land has risen very considerably since the beginning of the year. The valuation on which Mr Hobley based his estimate in February was furnished by Mr Sanderson who had had a great deal of experience on the Arbitration Board appointed in connection with the work of the Recorder of Titles. Shortly afterwards Mr M. Wilson arrived in the Protectorate and the fact that the services of so well known an Engineer had been secured to report on the proposed deep water pier appeared to have caused a boom in land values over the whole of the Island. Capitalists from the highlands sent down agents to try and purchase land and are still doing so, employing Indians and others to buy on commission.

3. The price at which the area for the proposed

THE RIGHT HONOURABLE

LEWIS HARCOURT, P.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S. W.

* Nos 22753
and 22753.

Accessions 7816 20

Get replied - the delay is minutes

Para 3. It is pretty discouraging that when you have a body of settlers whose main occupation is to push the Govt. to do this & that for them, the sort of assistance wh. they give - or some of them at any rate - is to attempt to speculate in land, at the expense of the Govt.

Para 4. We explained on 25/2/13 in writing to the Treasury that items (a) & (b) - i.e. Common Sports Ground & Public Parks - were being dropped. It now appears that the Gov. still want them - 20 1/2 acres in all costing, say, £2050.

Para 5. This is the answer to an inquiry in ltr. of 1 July in 22752/13.

Para 6. This was the explanation anticipated.

Para 7 & 8. We have already had this reported in the Browning's ltr.

of 21 July in 25729/13, a copy of wh. has gone to the Treasury in 27055/13. Undoubtedly he did right to snap up the land offered at so reasonable a price.

Para 9 & 10. We shall receive a further detailed report from Prof. Simpson as to this land. The point about land being a good financial investment is useful & should be incorporated in the Treasury.

? with ref to ltr. of 10 letters in 27055 to previous correspⁿ send Treasury proforma copy of this ltr. & could observe generally as above re "paragraphs 4-10" & say that ltr. trusts that J.L. will not withhold sanction to the 25000 proposal.

keep

H. J. R.
23/8/13
25.8.13
22/8/13