

25027  
REC'D  
REC: 17 JUL 05

EAST AFR. PROT.  
No. 25027



No. 835  
1905  
... Paper.

(Subject.)

Land Grant for Dr Doering

For draft of prepared lease for approval.  
He proposes to spend £25,000 in first 3 years.  
Ask: sanction may be telegraphed if lease is approved.

Mr Cox  
Sir the Commissioner (Minutes.)

In the 2<sup>nd</sup> part of our L<sup>o</sup> of the 29<sup>th</sup>  
of Dec<sup>r</sup> to the F.O. n 6933, we said:--  
With regard to the area of the proposed grant  
it appears to W.L. that if 10,000 acres  
is the normal maximum + if 20,000 acres +  
16,000 acres were only leased to Mr Chamber  
+ Mr Fleming respectively because they had been  
led by Sir E. Slit to expect much larger grants,  
it may be difficult to justify a lease of  
25,000 acres to Dr Doering. It will also be  
remembered that certain general arguments  
against land grants on a large scale were  
used by the F.O. in the "comps" with Sir CE.  
on the subject of the grant to Mr Chamber + Mr  
Fleming of the property of Sir E. Slit. It is of opinion  
that the value of the grants can nevertheless be

Ans'd tel to Comg

30515

justified in the present instance, Mr. L. does not  
seem to raise any objection to the proposed lease  
on these grounds.

The S. of S. did not commit themselves to any  
expression of opinion on the subject but merely the  
Comm. to send home for Mr. L.'s view  
the 5th. of the agreement which the Comm.  
proposed to make with S. Doering. We have  
therefore to decide the question for ourselves.

The important papers are Lord L.'s despatch  
of 15 Oct 1803 [p. 2. of Cl. 2099] + 21  
out for (p. 22-24 of accompanying print)

The general argument against large land  
grants set forth in the first of these despatches are  
as follows:-

In any case, the demands made by the  
promoters for the general advantage or large scale  
in view of the liberal improvement which is being  
made with the S. Afr. Syndicate & of the  
Jewish Colonization Scheme, it may be more  
prudent to postpone the further concern of  
further land grant on a large scale.

You will have seen from the papers described  
of two or three days ago that the Zionist  
Congress at Basle has decided by a large  
majority to reject the first offer of land to the  
S. Afr. Settlers, so that as my hope that this  
scheme has finally come to a end - that the  
land will be available for ordinary settlers.

I do not think, therefore, that a pound of  
general policy is well refused to make the  
proposed grant to S. Doering, provided that the accompanying  
conditions are next point to be considered is whether  
the large grant to S. Doering will give rise?  
Chant.

good.  
Toto

Chant. & Fletcher may just cause of  
complaint of unequal treatment 81

(1) You will see from Lord L.'s despatch of the  
20th of Oct 1803 that these gentlemen have no  
real case at all. I had 5/6s. been required  
the sanction of the S. of S. The S. of S.  
for certain reasons did not consider it  
advisable to sanction the original 5/6s  
- offered them something less which they  
have accepted. I had proposed these grants of  
large amounts must be decided on their  
respective merits & the S. of S. is perfectly  
justified in making a larger grant to  
S. Doering than to Mr. Chant. & Mr.  
Fletcher if he considers that the special  
circumstances of the case warrant it.

(2) But I cannot see that the proposed  
grant is, as a matter of fact, more liberal  
than the grant made to Messrs. Chant. &  
Fletcher.

Mr. Chant. - 20,000 acres leased for 99 years  
Rent 1/2 an anna per acre  
£3,125 to be spent on development  
during first 5 years  
leave to him after of buying  
pasture of 6000 acres at end  
of 5 years, if convenient satisfactorily  
carried out, at a price of £1 per acre

Mr. Fletcher - 15,000 acres leased for 99 years  
Rent 1/2 an anna per acre  
£2,812.10 to be spent on development  
during first 5 years  
after 5 years 6000 acres

also para. 9  
the despatch

spec.  
Toto

into freehold as in previous case

S. Doering - 25,000 acres leased for 99 years

Rent 1 anna per acre  
Not less than £18,000 to be spent  
in development within first 3 years  
Option of converting 1000 acres  
into freehold - Price not stated

is estimated  
of placing  
less than 5000  
sheep on the

On the whole S. Doering's grant appears to  
be much less favourable than the grant  
to the other two.

Jayne, but we  
have good evidence  
of Doering's financial  
standing.

Bartholomew

The provision that S. Doering is to place  
on the land during the first 3 years  
not less than 5,000 sheep, the estimated  
cost of which is not less than 18,000  
seems to me to be a sufficient safeguard  
of the public interests. Also the lease is  
subject to the provisions of the Crown  
Lands Ord. which provides for  
reservation of minerals, &c. I would  
therefore telegraph approval of the  
lease if Mr. Cox is of opinion that  
it is in order.

see also my  
draft of  
Report.

With regard to the form of the  
lease, Mr. Cox will see that the  
provisions displaced in Sec. 14, subsection  
&c. have been varied. I have  
no doubt that this has been done  
in consequence of the recommendations

of the Land Committee at p. 67 of their  
Report. It will also be seen that the  
rate at which the 1000 acres are to be  
converted into freehold is not stated. I  
do not know whether any words should  
be inserted to the effect that the price  
is to be left fixed by agreement between  
the Comm: & lessee, & failing such agreement  
by an arbitrator.

Tom Read.

H. J. R.  
2 Aug.

Jayne as to the area to be leased.  
I would push the option of conversion  
into freehold on the same terms  
as to lease & price as the other  
grants.

I am not clear as to the clause  
relating to placing sheep on the  
land: if it is a mere obligation  
to impark it causes to worry little.  
Except it is to be "imparked &  
maintained on the land" -  
Has anyone ever obtained any  
evidence as to S. Doering's alleged  
wealth?

WTO  
2/8

P. 70

Mr Lythellon -

On the whole, I think that  
this may be approved subject  
to the clause as to shortening the  
land being framed as I suggest  
and an S. Doering's furnishing  
a satisfactory reference to his  
bankers

WTO  
2/11.

Ad  
3/8

5027

C. O.  
25027  
86  
JUL 17 1905

Commissioner's Office,

Mombasa,

June 10th 1905.



AFRICA PROTECTORATE.

No. 885

Sir,

With reference to Foreign Office telegram No. 79 of March  
1st I have the honour to transmit herewith a draft of the  
lease which I propose to enter into with Dr. Doering should  
you approve of the same.

2. Dr. Doering is willing to invest more capital than any  
other farmer in the country, and I think his application  
should be entertained. It will cost him with imported sheep,  
houses, fencing, kraals, etc., not less than twenty five  
thousand pounds in the first three years, and he is quite  
agreeable to spend that amount if he is granted the area he  
wishes for. He proposes to breed sheep on a large scale or  
not at all and from all I can find out about him he is a man  
of large means and can provide the money.

The

M. Principal Secretary of State

for the Colonies,

Downing Street,

LONDON.

F.O. Paper No. 606 P.A.P.

3. The Protectorate is urgently in need of men with capital to help in its development, and I sincerely hope you will see your way to sanction Dr. Doering's application.

4. I should be grateful if you would favour me with a cable if you authorise my entering into the lease. Dr. Doering is most anxious to have this question settled, as he has now been negotiating for nearly two years. Should he be unable to obtain the grant of land he applies for he intends to invest his capital in the Argentine Republic.

5. I have the honour to enclose herewith for your information a copy of a letter which I have received from Dr. Doering's local representative Mr. MacGregor.

I have the honour to be,

Sir,

Your most obedient,

humble servant,

*J. Stewart*

*Ind. No. 2*

C.O.F.  
25027  
RECEIVED  
17 FEB 1905

INDENTURE

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_ 190\_\_\_\_  
BETWEEN

Sir DONALD STEWART K.C.M.G. &c.

His Majesty's

Commissioner for the East Africa Protectorate (hereinafter referred to as the Commissioner) of the one part and

Y. H. DORRING, M.B., D.D.S.

of

Pretoria in the Transvaal Colony, South Africa, (hereinafter referred to as the Lessee) of the other part.

WITNESSETH that in pursuance of the powers vested in him under the East Africa Order in Council 1902 and in consideration of the rent hereinafter reserved and of the covenants by the Lessee hereinafter contained or implied by virtue of the provisions of the Crown Lands Ordinance 1902. The Commissioner doth hereby demise unto the Lessee All that piece or parcel of land situate in the RIFT VALLEY and the neighbourhood of Matvasha, comprising twenty five thousand (25,000) acres or thereabouts which said piece or parcel of land is bounded

and is

more particularly delineated and described on the plan annexed hereto and thereon coloured.

So hold the same unto the Lessee for the term of 25 years from the \_\_\_\_\_ day of \_\_\_\_\_ 190\_\_\_\_ subject save where expressly herein otherwise provided

Reference F.O. Lett. No. 79 of March 1905  
Enclosures 2.  
Received  
by bag

Monrovia June 1905  
SIR D. STEWART,  
No. 785

*Doyle have plan of D. Doring  
F. M. Doring*

to the provisions of the said Crown Lands Ordinance 1902 and especially the provisions contained in article 16 thereof and to the rules for the time being in force under the said Ordinance. Yielding and paying therefor for the said ~~land~~ the yearly rent of Rs. One thousand five hundred and sixty two annas eight ( Rs.1562 As.8 ). In advance payable on the \_\_\_\_\_ day of \_\_\_\_\_ in every year.

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And the Lessee doth hereby covenant with the Commissioner that he the Lessee will during the said term use the said land for the purposes of stock raising and agriculture, and will within three years from the date hereof import ~~and~~ stock on the said land not less than Five thousand ( 5,000 ) sheep from New Zealand or Australia.

And will provide on the said land an efficient outspan ground with a sufficient supply of good water for the accommodation of travellers, their servants animals wagons and baggage. Provided that such travellers shall not occupy such ground for a period longer than forty-eight hours.

And will allow any road or roads constructed by the Lessee on the said land to be used for Government purposes.

And will not assign sublet or otherwise part with the possession of the said land or any part thereof without the previous consent of the Commissioner in writing thereto.

And the Commissioner doth hereby covenant with the Lessee that he the Commissioner will make good all damage caused by quarrying stone on or removing other material from the said land under the provisions of Section 27, Sub-section 1 of the aforesaid Ordinance.

And that any public watering places herein after allotted on the said land shall be so allotted in consultation with the

the

4



the Lessee.

And that the covenants implied by virtue of the provisions of Section 14 Sub-Sections 2, 3, and 4, of the aforesaid Ordinance shall be varied as herein before provided.

And that the Lessee may at any time during the said term purchase any area of the said land not exceeding One Thousand (1,000) acres in extent, provided that the boundaries of such area shall be determined by the Land Officer.

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written.

AS WITNESSES:-

- 1.-
- 2.-

Subject to the inspection of the plan and to the land allotted being that which I have applied for I approve of this deed.

\_\_\_\_\_  
 Lt. Col. ...  
 Sr. Surveyor's Representative.

22nd May 1908.

In Sir D. Sturges's case, the  
No. 105 of June 10th, 1901.

Enclosure No. 1

that all of the said will be returned to the bank  
I am, Sir, very respectfully,  
Yours truly,  
J. H. [Name]

J. H. [Name]  
[Title]

1901

Encls. 2 in No. 1  
Nairobi, 26th May, 1906.

91

C O  
25027  
Recd  
REC 17 JUL 05

Sir,

I duly received from the Land Office draft lease of twenty five thousand (25,000) acres applied for by me on account of Dr. P. E. Doering, and this I have approved.

I now wish to lay before you Dr. Doering's intentions in regard to the development of the property. In the first instance he proposes during the next three years to import five thousand (5,000) merino sheep, the cost of which will certainly not be less than Eighteen Thousand Pounds stg. (£18,000) landed in the Protectorate. In this connection I may mention that the present idea is to import with as little delay as possible a number of stud rams for the purpose of crossing with native ewes, of which not less than 5,000 will be collected if obtainable. Such large stock operations entail a vast expenditure in fencing, yards, shearing sheds etc. and mean a continual outlay without return for at least three and possibly five years.

Of course the main idea will be to develop a merino sheep producing a wool fit to compete in the London markets, and the establishment of such an industry on a large scale must be of incalculable benefit to the country, whilst a successful cross with the native sheep opens up a wide field for settlement.

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The importation of Angora goats will receive attention, and their successful introduction will mean a very large development of this branch of stock raising, whilst it is also the intention of the Doctor to bring over horses from Australia, to experiment with ostriches, and generally to do all in his power to render the property a model estate, always provided that his efforts are not hampered by stock diseases which cannot be cured with.

A further scheme is to erect an electric plant on the Gilgil River, provided that said stream is strong enough to generate sufficient power to justify the erection of cold storage works.

I think the Doctor has shown how genuine he is in his intentions by the large amount of capital he has spent in his endeavours to obtain a grant of land in the Protectorate, including the payment of a salary to his manager (myself) already extending over a period of eighteen months. I feel sure you must realise the great risk attending to such an undertaking in a new country - stock diseases have to be faced, and you know how difficult it is under existing conditions to prevent the introduction of  
 of  
 sic meat into flocks and herds - all beasts have to be dealt with - dangers by rail and sea to be faced, and any result must be long delayed, even if success is finally obtained.

I have broadly stated in this letter but omitted  
any notes, but if there are any other points on which you  
would like information I shall be pleased to go further into  
the matter at any time.

I have the honour to be,

Sir,

Your obedient servant

W. A. MacCoy

Sir Donald Stewart F. C. M. G.,

Commissioner,

London.

INDENTURE.

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_

190 ,

BETWEEN

Sir DONALD STEWART K.C.M.G. &c.

His

Majesty's Commissioner for the East Africa Protectorate  
(hereinafter referred to as the Commissioner) of the  
one part and

\_\_\_\_\_ DENKING, M.S. D.D.S.

of

Preterita in the Transvaal Colony, South Africa, (hereinafter referred to as the Lessee) of the other part.

WITNESSETH that in pursuance of the powers vested in him under the East Africa Order in Council 1902 and in consideration of the rent hereinafter reserved and of the covenants by the Lessee hereinafter contained or implied by virtue of the provisions of the Crown Lands Ordinance 1902. The Commissioner doth hereby demise unto the Lessee All that piece or parcel of land situate in the WEST VALLEY and the neighbourhood of Naivasha, comprising

allotted on the said land shall be as allotted in consultation with the lessee.

And that the covenants implied by virtue of the provisions of Section 14 Sub-sections 2, 3, & 4, of the aforesaid Ordinance shall be varied as hereinafter provided.

And that the lessee may at any time during the said term purchase any area of the said land not exceeding One Thousand (1000) acres in extent, provided that the boundaries of such area shall be determined by the Land Officer.

IN WITNESS WHEREOF the said parties to these presents have hereunto set their hands and seals the day and year first above written.

AS WITNESSES:

L. =

L. =

Subject to an inspection of the plan and to the land allotted to me being that which I have applied for I approve of this draft.

Egd. Neil A. McGregor,

Dr. Doering's Representative.

2nd. May 1905.

Nairobi, K.

98

25th May 1905.

Sir,

I duly received from the Land Office draft lease of 25,000 (twenty five thousand) acres applied for by me on account of Dr. F.E. Doering, and this I have approved.

I now wish to lay before you Dr. Doering's intentions in regard to the development of the property. In the first instance he proposes during the next three years to import five thousand (5000) merino sheep, the cost of which will certainly not be less than eighteen thousand pounds sterling (£18,000) landed in the Protectorate. In this connection I may mention that the present idea is to import with as little delay as possible a number of stud rams for the purpose of crossing with native ewes, of which not less than six thousand (6,000) will be collected if obtainable. Such large stock operations entail a vast expenditure in fencing, yards, shearing sheds etc. and mean a continual outlay without return for at least three and possibly five years.

Of course the main idea will be to develop a merino sheep producing a wool fit to compete in the London markets and the establishment of such an industry on a large scale must be of incalculable benefit to the country, whilst a successful cross with the native sheep opens up a wide field for enterprise.

The importation of Angora goats will receive attention, and their successful introduction will mean a very large development of this branch of stock raising, whilst it is also the intention of the Doctor to bring over horses from Australia to experiment with ostriches and generally to do all in his power to render the property a model estate, always provided that his efforts are not baffled by stock diseases which cannot be cured with.

A further scheme is to erect an electric plant on the Gilgil river, provided that stream is strong enough to generate sufficient



sufficient power to justify the erection of cold storage works.

I think the Doctor has shown how genuine he is in his intentions by the large amount of capital he has spent in his endeavours to obtain a grant of land in the Protectorate, including the payment of a salary to his Manager (myself) already extending over a period of eighteen months. I feel sure you must realise the great risk attaching to such an undertaking in a new country- stock diseases have to be faced, and you know how difficult it is under existing conditions to prevent the introduction of sickness into flocks and herds- wild beasts have to be dealt with- dangers by rail and sea to be faced, and any reward must be long delayed, even if success is finally attained.

I have broadly stated in this letter our projects and hopes, but if there are any other points on which you would like information I shall be pleased to go further into the matter at any time.

I have &c., &c.,

SD/- Neil A. MacGregor.

Sr: Donald Stewart, K.C.M.G.,  
H. M. Commissioner,  
N a i r o b i .

Inclosure No. 2

In Sir D. Stewart's Report

No. 286 of June 10th 1905.

Comm 8. Apr. 1902  
25027



DRAFT.

Telegram to  
Stewart  
Nairobi.

cont 1/2 4/5  
2.52  
4 Aug  
backbiting  
Ind

Ans'd 3/5/15

Referring to your despatch  
Dazzleproof

MINUTE.

Mr. Read. 4 Aug.

- Mr.
- Mr. Antrobus.
- Mr. Cox.
- Mr. Lucas.
- Mr. Graham.
- Sir H. Ommanney.
- The Duke of Marlborough.
- Mr. Lyttelton.

335

~~10/9~~  
~~10/9~~

I approve of terms of lease  
approvers by Adam

subject to Doct's  
requirements

Soering furnishing

satisfactory reference to  
presence patrols

his bankers and to  
Schemist

following amendments

Full stop in the  
foregoing

Clause substitute following words for  
resolutely

import stock on

the said land

import and maintain

on the said land

Full stop in  
foregoing

penultimate clause

would suggest option of  
retrosively manipulate

conversion into

freehold on the  
malaprop

same terms as to  
associate

time and price

as in case of  
relinquish

Clumber Hammer

area remaining as in  
assess

draft