

that value being 30/- per acre in the case of the 160 acre farm and £1 per acre in the case of the 240 acre farm. Personal capital is, however, not the only thing. A considerable public outlay on roads would be required, estimated at £334,000, involving a recurrent expenditure of £23,000. ^{in effect} The Governor himself considers that even this expenditure on roads would not suffice to make the scheme a success, and that success could only be ~~achieved~~ ^{secured} by the construction of railways to the districts in question. The expenditure on the necessary railways is put very roughly at (a) £210,000 for a branch line into the Trans Nzoia District from the projected Uasin Gishu railway, (which itself is still only a scheme and capital for which is not yet forthcoming) (b) £1,200,000 for a railway in continuation of the Thika branch, past Fort Hall, into the Laikipia District.

From these results, certain conclusions appear to me to be clear.

The East Africa Protectorate Government cannot contemplate putting up £3,500,000 for capital for ex-service settlers and the further heavy capital expenditure needed for roads and railways.

Any experiment that is tried must clearly be on a much less ambitious scale. It follows, I think, that we cannot look to East Africa as a field for the settlement of ex-service men from the United Kingdom or the Empire generally, and that any scheme adopted must be confined to men who have actually served in the East African campaign. The Governor is evidently of the opinion that nothing considerable can be attempted, and he suggests, in the last paragraph of his despatch, the appointment of a local commission (the terms of reference to which should be settled by the Secretary of State) to go into the question in detail.

It is very difficult to make any definite suggestions from home. I feel that we must do something for the double purpose of shewing some appreciation of the services of the white men who have fought for us in the arduous East African campaign, and of endeavouring to increase the white population of the Protectorate in face of the overwhelming native population, whose opinion of themselves will no doubt have been greatly enhanced by that campaign. I think, therefore, that a Commission such as the Governor suggests, which should include unofficial representatives, might go into the question in detail on the following lines:-

(a) One thousand farms to be set aside for white soldiers (European or South Africans) who have served in the operations in East Africa, and who do not already have land in the E.A.P.

(b) The Commission to recommend the specific farms to be set aside out of the areas mentioned in the first enclosure in this despatch, with a view especially to minimising the cost of establishing adequate communication.

(c) A register for applications to be opened at once, but no allotment to be made until the hostilities in East Africa are concluded. Applicants who, after the termination of the East African campaign, proceed on service elsewhere, should be treated in the matter of allotment as if they had remained in the country. (I don't see why we should necessarily wait until the war in Europe is over. It will ^{certainly} not be until then that we know the ultimate fate of German East Africa, with its possibilities of white settlement, but we must seize the opportunity of the termination of local hostilities to provide for men who would otherwise be returning either to South Africa or to Europe or would be hanging about in the Protectorate without employment).

(d) The Commission to recommend a method of dealing with the Applications, that is, how the individual farms

shall be allotted among the applicants; how selection shall be made among the applicants if the applications are more numerous than the farms allotted, what proportion of the farms set aside, not exceeding one half, shall be ear-marked for men who do not at present possess the necessary capital, but who may, nevertheless, desire to take up holdings after two or three years spent in acquiring experience and capital in the country in other employment. (It will be necessary to limit the number of holdings which can be ear-marked in this way, or everyone would apply for a holding on the chance of being able to do something with it during the two or three years for which it was set aside for him.)

(e) The Commission should proceed on the assumption that the Government will not provide capital for the individual settler, though it will be willing to incur a certain expenditure on communications.

(f) The holdings to be leasehold for 999 years but to be rent free. (I would not change the ^{rental} ~~4%~~ included in the calculations of the local Committee. It is a higher rent than is charged on land leased under the ordinary system. The ex-service settler would soon forget that he had not had to pay any premium for his lease, as the ordinary settler does, and would only remember that he was paying a higher rent than the ordinary settler. The object of the scheme is to give a benefit, and I would mark this clearly by foregoing rent, especially if the Government is not going to assist in capital outlay on the farm.)

(g) The holdings to be absolutely inalienable. They are designed to keep in the Protectorate settlers who have deserved well of the country, and, if those settlers cannot, within a reasonable time make proper use

use of the land, it should revert to the Government. ^{conditions as to residence and} The Commission should recommend the ~~proposed~~ development to be ^{imposed} ~~required~~, giving, of course, special consideration to the case of the settlers without capital referred to above, and to the applicants who have gone on military service elsewhere.

This is a very small affair after the anticipations which some people have formed of the possibilities of East Africa, but those who have had anything to do with that country or with emigration questions have always known that it is not a highly suitable field for the ordinary British emigrant. The rest of the very large area of farms already surveyed would, of course, be thrown open to European settlement on the usual terms, viz, those laid down in the recent Lands Ordinance, involving the sale by auction of a lease for 999 years with revisable rent.

If the course suggested is approved, we should tell the Governor by despatch to set up his local Commission with terms of reference on the lines indicated (the actual wording being left to him). If he has any criticism to offer on what is suggested, he should do so by telegraph before setting up the Commission. The announcement of the appointment of the Commission and its terms of reference will be a sufficient intimation of the Government's policy, and of the main terms to be expected by those who wish to enter applications.

W. Mounatten
 should see what
 is decided. JAB
 24. 9. 10

Mr Read has referred this paper to me. The

governing control from the emigration or colonisation standpoint is to my mind the one, which has been made previously on these papers (see 6808 $\frac{78}{10}$), viz that it is very doubtful whether a British population would thrive in British East Africa in the second or third generations. If, as I suspect, expert medical opinion would advise that the best answer to such an enquiry must be negative, then any scheme for facilitating the settlement of the ordinary British soldier in B.E.A., would in my opinion be purely harmful.

Sir H. Rider Haggard said of S. Africa that the conditions there "rule out the Union at any rate at present as a place where the British ex-working man or ex-private soldier should seek a home save in exceptional cases" but commended the country for half-pay & retired officers & persons with capital at command.

Do not these views apply with even greater force to B.E.A. I do not believe in this tropical proletariat for the poor ex-soldier, who would necessarily have to stake everything on success there, could seldom get away, & should be encouraged, if he settles there at all, to expect to live, bring up his children & die there.

The position of the
to do with a army
in Africa is quite diff

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Of course it may well be that the course to which
Mr. Butler refers in A of his Minute makes
it necessary that some sort of settlement scheme
should be taken up; but from the point of view
of the ultimate good advantage to the race I am
all against any East African settlement scheme.
If the medical view of the prospects of ~~colonists~~
in B.E.A. is that British colonists would
deteriorate there, I do not see why we should
not ~~oppose~~ ^{oppose} any ~~settlement scheme~~ ^{settlement scheme} &
publish our reasons for doing so. Of course
the settlement of a few hundred officers & soldiers with capital,
~~with capital~~
many of whom would be Boers or Afrikaners
would not matter much either way -

T.C.H.
3/10/16

Li. G. Fiddes

The big scheme is clearly out
of the question.

With regard to the smaller scheme
proposed by Mr. Butler I fear that, if
a Commⁿ of official & unofficial
rep^s is appointed to make recommendations
we shall raise expectations which we
may be unable to satisfy. We do not
know whether the S.A.P. will be
self-supporting at the end of the war

if it is, whether it will be able
to afford the money which will be
required for the improvement of comm^{ns}
if its value is to materialize.

With regard to (A) of Mr Butler's
present I am not certain that we
are justified in differentiating between
men who have taken part in the
Apr. campaign & those who have been
engaged in not less arduous campaigns
in other parts of the world - As to
the native force, we shall probably
have considerable forces in the E.A.P.
& E.A. for some time to come
excluding the North Frontier Dist^t,
the natives have no firearms & are
for the most part unwarlike.

On the whole, I think that
it will be better to hold the
matter over until the end of the
war.

Ask: say that, in view of the figures
~~submitted~~ ~~of~~ ~~probable~~ ~~cost~~ ~~of~~ ~~his~~
desp^t, any scheme for close sett^l on
an extensive scale is clearly out of the
question - & that, in view of the
uncertainty as to the financial position
of the Prot^{ts} at the end of the war,
the

See para 2
of our des^p
of March 1914

if it is whether it will be able to afford the money which will be required for the improvement of communications of the colonies to the metropolis.

With regard to (A) of Mr Butler's minute I am not certain that we are justified in differentiating between those who have taken part in the 1847 campaign & those who have been engaged in not less arduous campaigns in other parts of the world. As to the native people, we shall probably have considerable forces in the S. A. & G. E. A. for some time to come, excluding the North American front, the natives have no firearms & are for the most part unwarlike.

On the whole, I think that it will be better to hold the matter over until the end of the year.

Ask away that, in view of the frequent setbacks & probable setbacks in his despatches, any scheme for closer relations on an extensive scale is clearly out of the question - & that, in view of the uncertainty as to the financial position of the Public at the end of the year

See para 2 of our despatch of 2nd March 1847

the S. of the ... of opinion that the course of any alternative scheme should stand over for the present?

H. J. R.
6/2/716

George Thomas, as Mr Reid reminds me, shortage of labour has already become acute in C. S. before the war.

P.M. 9.10

I delayed this so as to consider it carefully

I agree with Mr Butler's suggestion for a commission, though if this course is decided on there are some points which I wish to consider in detail before a dispatch is sent

I disagree with Mr Reid. The appointment of a commission will not raise expectations. They are raised already. If settlement is impracticable, it will allay them. But I am quite sure that we run the risk of being placed in a very false position, if we lay down the suggestion of the Govt for a local commission.

Now on the question of finance does not depend necessarily on S. African resources alone. It may at least be affected by the

Downing Street,

18 December, 1916.

Dear Wedgwood

Since you asked me your supplementary question in the House on the 14th December, I have had before me the papers about Land Settlement in East Africa, and have made myself acquainted with the Governor's proposals. A reply had already gone to the Governor some weeks ago, and he had been authorised to set up a local Committee to go into the matter on certain lines. I shall now, of course have to await the further report from the Governor.

Sincerely yours

(...) WALTER H. BONG.

H. H.
59584
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Questions in H. H.C. 14 Dec. 1916

Supplementary Question

Comm: Waswood: May Jack of the right hon. Gentleman will make enquiries in the Colonial Office as to the scheme which was put forward by the Govt of British East Africa for this purpose, and find out how it is going on?

Mr. Long: Certainly.

Mr. Read:

Mr. Macdonald has drawn attention to this matter, and desired that the scheme should not be retained; I have therefore made the above extract.

The question of European settlement is an important one for the East Africa Protectorate, in view of the uncertainty of native feeling after the war. On the other hand, the Protectorate has little room to spare, and, in addition, there is room for doubt whether the country is suited for the permanent residence of settlers of the private soldier class, who would have it their home and rear their children there with little prospect of a change of climate.

The Government's scheme, the result of a local Committee, was received in September. I cannot do better than quote Mr. Butler's summary of it:-

"The total area of land already reserved into 'reserves' and awaiting alienation is about 3,200 square miles, mainly in the Nalibis, Kith Venia, and Irera-Moale Districts, marked generally in red shading on the map."

Ca/44700

... About one-half of this area could be devoted to
a settlement scheme, providing rather more than 5,000
units of 160 acres and 240 acres. (These are the units
proposed for specialized farming and for ordinary mixed
farming respectively. The local Committee is of opinion
that smaller units and a colonial system under a Director
and instructors would be altogether inapplicable
in East Africa.) Each of the settlers on these farms
would need about £200 capital for initial expenditure
and to keep his going until his farm began to pay.
The expenditure on roads is estimated at the rate of 100 per
the "assumed normal value" of the land, and at 100
per 1/2 mile in the case of the 100 acre farms and
£1 per acre in the case of the 140 acre farms.

... A considerable amount of work will be required,
estimated at £374,000, involving a recurrent annual
expenditure of £92,000 on wages. The Government's
... It is clear that such an expenditure on roads would not
... could only be secured by the construction of railways
to the districts in question. The expenditure on the
... for a branch line into the Tanganyika District from
the proposed Main North Railway (which would be built
... £1,000,000 for a railway in continuation of the
... into the Tanganyika District.

Thus, apart from the heavy expenditure on communications,
which could not be completed in a few years, the scheme
... £3,500,000 for capital for expenditure on railways. A scheme of
... would also greatly increase the difficulty
of finding native labour in a country in which

... must be on a less ambitious scale, and the Government
informed on Nov. 2nd, that the proposals should be revised
on the lines of the following limitations:-

- (1) Each settler to whom land is allotted must
clearly be in possession of a considerable amount of
capital, and it must be taken as certain that the Govern-
ment cannot undertake to provide the capital.
- (2) Any programme of expenditure on railways must
be in accordance with the scheme is out of the country.
- (3) Any provision of funds for road
construction should be made with due regard for the
financial resources of the Government.

Subject to these conditions, the Government was authorized to
... In detail into the question of the possibility of
... certain measure of land settlement.

... and is under the Government's consideration.

... which certain ... East Africa.

4/1/1972

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6/18/1916

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REC'D
SEP 19 1916

16th August 1916.

Sir,

With reference to my telegram No. 277 of the 5th instant, I have the honour to enclose a Memorandum on the question of free grants of land in the East Africa Protectorate at the conclusion of the war as called for in your confidential despatch of March 2nd. At the request of the local War Council I submitted this Memorandum to that body for comment, and I enclose also a Note on the subject which it adopted unanimously at a Meeting held on the 9th instant.

2. The Memorandum was prepared by a Special Committee consisting of the Land Officer, the Director of Agriculture and the Director of Public Works, and the conclusion arrived at is that there is a considerable area of unalienated Crown Land which could be made suitable for a closer settlement scheme. There are, however, two factors which would have to be most carefully considered before any such scheme were embarked upon, viz. the capital required by each settler to enable him to maintain himself and to develop his holding until such time as it became a lucrative investment, and the inaccessibility of the land which it is suggested might be set aside for the project.

3.

THE RIGHT HONOURABLE

HERBERT BOMAR LAW, P.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWING STREET, LONDON, S.W.

3. The amount of requisite capital suggested by the Committee is 2700 per head or three and a half millions if 5,000 farms are allotted. Unless some system of State advances is adopted, it does not appear to me probable that any great number of settlers of the class contemplated, viz. soldiers and volunteers who have taken part in the war, will be forthcoming. It is of course possible that a certain number of men will, as the War Council maintains, be able to establish themselves on the land after having acquired local experience during a preceding period of local employment, and without any capital other than such as they may be able to amass during such employment, but I confess that I am not sanguine as to the success of any scheme based on such a policy and I am bound to come to the conclusion that, unless financial assistance is provided, the success of any close settlement scheme must necessarily presuppose the possession by the settlers of a small capital.

4. At the same time I should have no objection to the suggestion made by the War Council that a limited number of small farms should be earmarked for alienation to potential settlers who are not possessed of the requisite capital but who may nevertheless desire to take up small Holdings after two or three years residence in the country. The total acreage which would under this proposal be held up temporarily would be comparatively small, and if it could be entertained it might at least tend to an increase of the local European population immediately on the cessation of hostilities, a result which it is highly desirable to achieve.

5. The capital expenditure which would be
required

5.

required on roads, apart from railways, in order to render the blocks really available for settlement is placed approximately at £334,000 entailing an annually recurring expenditure for upkeep of not less than £23,000. I have ascertained from the Director of Public Works that practically the whole of this expenditure will be incurred within the blocks themselves as these blocks are contiguous to land which has already been alienated and to which access of sorts is at present available. The details of the capital expenditure on roads are given in Appendix IV and in connection with these details I would remark that a comparatively small expenditure of say £50,000 would probably suffice in the first instance. Road survey is an essential preliminary to any close settlement scheme as where small holdings are concerned it is obviously necessary to know exactly the alignment of future roads as deviations would not be possible as they would in the case of large areas. Similarly, bridge-work is also very necessary though in many instances temporary drifts might take the place of bridges. But I do not consider that it would be necessary to proceed at once with the actual formation of the roads. Once the alignment has been decided upon and the more important bridging constructed the settlers should be able to manage without any considerable further expenditure on communications.

6. But necessary though roads are, in and about the blocks, and although funds for their construction might be forthcoming, the success of any close settlement scheme appears to me to be largely dependent on the existence of railway communications

between

4.

between the blocks and the markets. Until therefore Government is able to embark on the expenditure necessary for the construction of railways it is not possible to say that a close settlement scheme would be a complete success. If there were any available land in close proximity to the existing railway lines, the position would be different, but I am in complete agreement with the War Council that the acquisition of such lands either from Crown lessees or from Native areas should not be entertained.

7. The position can I think be summarized as follows:-

(1) There is a considerable amount of unalienated Crown land in the East Africa Protectorate which could be made available for close settlement.

(2) But, until the blocks in which this land is situated can be linked up by communication with the railway system, the small landholder would have but a poor chance of making a living.

(3) A certain amount of capital, or as an alternative, a system of State aid is almost essential.

(4) It is possible that a limited number of individuals might be attracted to the country with the prospect of being able to establish themselves in due course as small farmers.

8. I do not propose to offer further comment on the scheme at the present time, but I am of opinion that when the alienation of Crown lands is resumed, a sufficient area should be set aside in the blocks indicated in the Committee's Memorandum to provide for the inception of a closer settlement scheme in the future. I am of opinion that, in view of the very

large

large area of land which is available for alienation, this could be done without in any way affecting the progress of the country.

9. I trust that, with the facts now before you, you will be able to agree to the appointment of a local commission to go into the question of closer settlement in detail, and will instruct me as to the terms of reference under which it should prepare its report.

I have the honour to be,

Sir,

Your humble, obedient servant,

H. Conway, Bayfield

GOVERNOR.

INCLOSURE No 1
In Memorandum of 9th of Nov 1916

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Recd
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MEMORANDUM OF
CLOSURE SETTLEMENT
IN THE
EAST AFRICA PROTECTORATE.

1188/L/AF.

Nairobi.

8th July 1916.

MEMORANDUM ON CLOSER SETTLEMENT
IN THE EAST AFRICA PROTECTORATE.

THE HONOURABLE THE CHIEF SECRETARY,

NAIROBI.

With reference to Secretariat minute of the 11th of April last, No. 13875/12, the Committee appointed to prepare a memorandum on the lines indicated in Colonial Office despatch of the 2nd of March have the honour herewith to submit their report.

1. The principal points arising out of the despatch are contained in its third and fourth paragraphs and may be detailed as follows;

- (i) amount of suitable land for closer settlement available in the Protectorate, and its situation.
- (ii) amount of capital estimated to be required for purchase of estate and development, including building of houses, purchase of stock, implements, equipment, etc., and the return on capital to be looked for in the first and each subsequent year up to seven years.
- (iii) Roads and railways considered necessary to serve these areas, and their cost.

2. In dealing with the amount of suitable land, it has been deemed convenient to classify available land under the following categories:-

- (a) Land already surveyed into farms, considered suitable for further subdivision for closer settlement.
- (b) Surveyed and unsurveyed lands in parts generally considered healthy, not suitable for intensive farming on account of shortage of water, but which could be allotted in larger holdings.
- (c) Unsurveyed lands which might be utilized for closer settlement under comprehensive Government irrigation schemes.
- (d) Lands suitable for closer settlement which might be acquired by purchase.

3. In attempting to carry out the instructions of Government the Committee have experienced some difficulty in fixing a definite unit of area for the farms which it is suggested shall be allotted, as it is not indicated in the reference if the scheme is to be State-aided by providing funds for the execution of irrigation projects, by the purchase of lands already alienated, or by providing the necessary capital for the erection of buildings, and the purchase of implements, stock, etc., for development of the farm.

4. The Governor's War Council, in their report, mentioned the figures 320 and 1,000 acres, but the Committee consider that these areas are unnecessarily large, and incline to adopting the unit of 160 acres ($\frac{1}{2}$ sq. mile) in the case of farms suitable for mixed and specialised farming, and at 80 acres ($\frac{1}{4}$ sq. mile) for land considered suitable for ordinary mixed farming. The Director of Agriculture has carefully considered the cost of development, and the returns to be expected, in the case of the above alternative proposals, and he considers that the figures justify the adoption of the Committee's units. The Director of Public Works does not agree with the adoption of 160 acres as the minimum grant. (See footnote.)

(Footnote)

On many selected areas where water is naturally available, or can be introduced, especially those located in close proximity to railways or local markets, there does not appear to be any doubt that an occupant could make a comfortable living on 40 acres. It is urged that the provision of a considerable number of holdings as small as this might well be considered. - W.M.G.H.

5. It must here be stated however that a starting capital of \$700 is required. This is assuming that the grantee provides his own buildings, but this sum might be reduced by \$150 if the money for these permanent improvements is provided by the State on loan. The figure of \$700 includes the cost of living for the grantee, considered as a single individual, till such time as the farm has become self-supporting. Attached are statements dealing with annual expenditure on, and annual returns to be expected from, the two types of holding, of 160 and 240 acres respectively, referred to in the preceding paragraph. (See Appendixes I and II.)

6. These statements of expenditure and revenue are based on the results of experience in this Protectorate, and the questions of mortality in stock and shortage in crops due to drought and other causes have not only been allowed for, but a margin has been left for possible unforeseen contingencies, so that the estimate may be regarded as a conservative one, allowing for maintenance of buildings and sundry equipment. (The Director of Public Works disagrees with it with special reference to the cost of housing and farm buildings. He has given some details as to building costs in appendix III.)

7. It will be noted in these statements that a rent of ^{four} ~~five~~ per cent on the assumed current value of Crown Land is suggested, and that the payment of this is included among the items of expenditure. This is a departure from the practice prevailing under the Crown Lands Ordinance 1916, and may be considered to call for some explanation. It is the present practice ~~when~~ when an area of Crown Land is surveyed, and a suitable opportunity occurs for allotment of farms in it, to dispose of the farms by auction. The sum raised by this sale of a farm is termed its "stand premium." The auction

merely decides the possessors of the farm as leasees from the Crown. They still have to pay an annual rent of ten cents (about three half pence) an acre, liable to elevation at a later date. It will readily be seen that the system allows of the poor man's being outbid not only for a particular holding but for any farm at all in an allotment put up by Government for alienation. Under the method suggested by the Committee, the obstacle, insuperable to the applicant of small means, involved in the necessity of paying a heavy stand premium at the time of occupation, just when other drains on his capital are most severe, is eliminated. There is substituted for it the more easily met requirement of an annual rent, placed at a figure which the estimates of revenue appear to indicate as one which would be met without any difficulty.

6. The methods of development suggested in the comparative statements of revenue and expenditure appearing as appendices I and II are those which past experience in this country leads one to suppose will be followed, more or less fully, in a considerable proportion of cases, but they of course can, and no doubt will, be varied according to the particular inclination of the individual. We wish to emphasize the fact however that the figures given for expenditure and revenue may be taken as a fair index of what may be expected even if the classes of farming pursued are not identical with those quoted. The Committee, after carefully reading the report of the 1916 Commission which considered the question of small holdings for ex-service men in Great Britain, are of opinion that their recommendations of small units such as from five to 25 acres, and a communal system under a Director and instructors, would be absolutely inapplicable in this country. At the same time it is to be supposed that a large proportion of intending settlers would be without the necessary farming knowledge

and the present staff of the Agricultural Department would have to be considerably increased in order to advise such settlers in the branches of farming likely to be pursued, as also in the establishment of co-operative industries such as creameries, bacon and flax factories, dipping schemes, etc. The establishment of a central technical institution for courses of instruction in farm management in all its branches might well be considered at the same time.

9. Dealing now with land already surveyed into farms, and awaiting alienation, the total area exceeds 2,200 square miles. This area, which is available in part for closer subdivision, lies chiefly in the following three large tracts.

| | | |
|-----------------|---------------|----------------------|
| Laikipia, about | 900,000 acres | (1,500 square miles) |
| North Kenia " | 370,000 " | (578 " ") |
| Trans Eoia " | 430,000 " | (672 " ") |

In addition, there are odd scattered farms in all parts of the Protectorate, aggregating a total of some further 229,000 acres (452 square miles) bringing the total surveyed area to 2,049,000 acres or 3,202 square miles. It is considered that out of this area there might be obtained 2545 farms of 240 acres ($\frac{3}{4}$ sq. mile) and 2,317 farms of 160 acres, ($\frac{2}{3}$ sq. mile), a total of 5,162 farms.

10. It is considered further that the number of small farms might be increased, provided funds are available, by diverting part of the flow of certain rivers lying a long way apart, not for irrigation, but to provide further water frontage for intermediate dry land, which, without such water frontage for homestead purposes could not be suitable for closer settlement.

11. The survey of these 2,000 odd farms, it is considered, would take five months to complete, provided that one hundred surveyors could be employed, but it is gathered from the Survey Department that a settlement survey of sufficient accuracy to enable prospective

settlers to be placed on their farms could be made in one third of this time. Of course, it is not suggested that the whole of the available areas should be completely surveyed before settlement begins, but allotment would proceed concurrently with survey, and it is considered that allotment of the first area surveyed might be begun within three months of survey being started. With a view to expediting the settlement of men on the land, it is suggested to deal first with those areas which could be surveyed most expeditiously.

12. The greater part of the Crown land in question is as yet not provided with a road system. An estimate of the cost of supplying this has been prepared by the Director of Public Works and is attached as appendix . . . It also includes a short section on possible railway extension.

13. Those portions of the area just mentioned which might be considered unsuitable for division into small holdings, together with land which is only suitable for letting in large holdings on account of comparative scarcity of water or other conditions, would become available for ordinary alienation to the public, so that the closer settlement scheme would not interfere with the further alienation of land in the ordinary way by auction - a very important point - but as such land becomes excluded from the subject of this report on closer settlement, it need be no further considered.

14. In the next category is included land which might be rendered suitable for occupation by comprehensive irrigation measures. In this connection the Committee have in view all land situated on large rivers such as the Juba, the Tana and the Sabaki. As, however, these are situated mostly in the lowland tropical belt, and as any comprehensive irrigation scheme means not only very large expenditure, but also a considerable lapse of

time before any land could be rendered available, it has been deemed advisable to ignore such land for the purpose of this present report.

15. Among lands suitable for closer settlement which might be acquired by purchase are included

- firstly, undeveloped land already leased or sold to settlers, and
- secondly Native and other Reserves.

The area which is considered particularly suitable lies in the Kikuyu, Nyanju, and Fort Hall Districts, and is illustrated in the attached map. Further areas within the Makuru and Uasin Gishu allotments, it is considered, might be similarly made available. The Native Reserve in the first mentioned area comprises some 721,000 acres, the area of alienated farms being 439,000 acres. If ten per cent of these areas were acquired there would be available 116,000 acres. The average cost per acre is put down at, say, 15 to 25. In the Makuru and Uasin Gishu districts it is thought that a further 100,000 acres might be acquired. The price here may be assessed at 22 an acre.

16. Though it is true that such acquisition will involve State expenditure, the Committee, with the exception of the Director of Public Works who does not concur in the recommendation contained in the preceding paragraph, and gives his views separately as Appendix V, wish to emphasize the advantages of this proposition.

17. The prospective settler is at once placed on a settled area which is served by roads or railways as the case may be, and he further has the advantage of the experience of his neighbours, acquired over a period of years, in deciding what particular branch of farming it will be to his advantage to pursue. In the early days in this country large areas were allotted to individuals, being at the time only considered suitable for pastoral

purposes, but with the growth of road, railway, and market facilities, and with the ripper knowledge born of experience, these areas are being subdivided into smaller holdings for mixed farming.

18. In the statement prepared by the Director of Agriculture, the assumed value of Crown Lands is put at thirty shillings an acre in the cases of the 160-acre holdings and at twenty shillings an acre for those of 240 acres, but in the case of lands acquired as suggested in paragraph 15, this figure may be as much as 25 or 30 but although it is still proposed to impose a rental of ^{four} five per cent, it is assumed that the road, railway, and market facilities, and the proximity of developed holdings, justify the extra charge.

19. A further point which the Committee wish to bring forward is that provision should be made to secure the end sought for by Government, namely, to settle men on the land, and not to make presents of areas which can be immediately sold or transferred.

20. The only way in which such end can, it is thought, be attained, is by insisting on personal occupation, and development of a definitely specified nature, fixed by schedule, expenditure, and time.

21. This constitutes a complete departure from the 1915 Ordinance as drafted, but perhaps this might be got over by special covenants in the deeds without an amending ordinance.

22. It is suggested that, during the period of occupation, only a license should be given, and no transfer be allowed until the ~~substantive lease~~ is granted. Experience has shown, in other Colonies and even at home, that where, in the allotment of land for class settlement, a system of selection or viable tenants has not been adopted, the results have not been altogether satisfactory. It is ~~generally~~ recognized, as stated in

-2-

the Report of the Departmental Committee on Closer Settlement in Great Britain, that the personal equation is the most important factor in the success of small holdings, and consequently it is a matter of paramount importance to select suitable men as tenants. To secure this and we would suggest the appointment of two boards to decide the suitability of prospective settlers, one in this Protectorate in respect of local candidates, and the other in England in respect of candidates from the Mother Country and overseas dominions.

23. In concluding this Report, the Committee wish to place on record their appreciation of the assistance rendered by Mr. A. E. Townsend, Acting Director of Surveys, not only in supplying the maps which are attached, but also for his collaboration in the matter of subdivision and survey.

Mr. H. Barton Wright.

Chairman.

(Ed. A. S. MacDonald,

Director of Agriculture.

H. Barton Wright

Director of Public Works.

CONTENTS.

- Appendix I. Statement of estimated expenditure and revenues for a period of seven years on a small holding of 160 acres.
- Appendix II. A similar statement for a holding of 240 acres.
- Appendix III. Note on the cost of buildings; with four diagrams.
- Appendix IV. Note on estimated cost of providing road and rail systems for the development of the areas referred to in the report.
- Appendix V. Note on the proposal to acquire land.

- Three maps showing (a) farms surveyed and available for allotment.
- (b) farms alienated in the area covered by this report.
- (c) native reserves in the area covered by this report.

One map showing a method of subdivision of one surveyed block into small holdings.

Appendix L. Unit of area of farm-160 acres. For mixed and specialised farming.

Expenditure 1st year.

| | £ | S. | D. |
|--|------------|----------|----------|
| Oxen 10 @ 25 | 60 | 0 | 0 |
| Switch cart | 20 | 0 | 0 |
| Implements | 40 | 0 | 0 |
| Hous | 100 | 0 | 0 |
| Sundry buildings | 50 | 0 | 0 |
| Cows 9 @ £10 | 90 | 0 | 0 |
| bull 1 @ £10 | 10 | 0 | 0 |
| Labour, 10 boys @ 10/8 per mens | 64 | 0 | 0 |
| Maize & bean seed for 20 a. | 2 | 0 | 0 |
| Vegetable seeds | | 10 | 0 |
| Rent @ 3% on current value of land, viz. £1-10-0 per acre | 9 | 12 | 0 |
| Sows, 5 and gear 1 | 12 | 0 | 0 |
| | <u>464</u> | <u>2</u> | <u>0</u> |

Expenditure 2nd year.

| | | | |
|-----------------------------|------------|----------|----------|
| Labour 15 boys | 96 | 0 | 0 |
| Coffee plants (10 acres) | 8 | 13 | 4 |
| Poultry & setting eggs | 3 | 0 | 0 |
| Sundries (minor implements) | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>122</u> | <u>5</u> | <u>4</u> |

Revenue 1st year.

| | | | | | |
|-----------------|-------|------|----|---|---|
| Maize) 20 acres | 60 | bags | £ | S | D |
| Beans) | 30 | " | 20 | 0 | 0 |
| Milk & butter | ----- | | 20 | 0 | 0 |

Revenue 2nd year.

| | | | |
|---------------------------|-------------|----------|----------|
| Maize (20 acres, 75 bags) | 25 | 0 | 0 |
| Beans | 25 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 20 | 0 | 0 |
| Pigs 20 | 64 | 0 | 0 |
| Increased Assets. | | | |
| Calves 6 | 12 | 0 | 0 |
| Pigs 12 | 12 | 0 | 0 |
| | <u>24</u> | <u>0</u> | <u>0</u> |
| | <u>£164</u> | <u>0</u> | <u>0</u> |

Appendix L.

Unit of area of farm-160 acres.

For mixed and specialised farming.

Expenditure 1st year.

| | | | |
|--|------------|----------|----------|
| Green 10 @ 25 | 2 | S. | D. |
| Switch cart | 20 | 0 | 0 |
| Implements | 20 | 0 | 0 |
| House | 40 | 0 | 0 |
| | 100 | 0 | 0 |
| Sundry buildings | 50 | 0 | 0 |
| Cows 9 @ £10 | 90 | 0 | 0 |
| Bull 1 @ £10 | 10 | 0 | 0 |
| Labour, 10 boys @ 10/8 per mensens. | 64 | 0 | 0 |
| Maize & bean seed for 20 a. | 2 | 0 | 0 |
| Vegetable seeds | | 10 | 0 |
| Rent @ 3% on current value of land, viz. £1-10-0 per acre | 9 | 12 | 0 |
| Sows, 6 and Year 1 | 16 | 0 | 0 |
| | <u>454</u> | <u>2</u> | <u>0</u> |

Revenue 1st year.

| | | | | |
|------------------|---------|----|---|---|
| Maize } 20 acres | 60 bags | £ | S | D |
| Beans } 30 " | 30 " | 20 | 0 | 0 |
| Milk & butter | ----- | 20 | 0 | 0 |

Expenditure 2nd year.

| | | | |
|-----------------------------|------------|----------|----------|
| Labour 15 boys | 96 | 0 | 0 |
| Coffee plants (10 acres) | 8 | 13 | 4 |
| Poultry & setting eggs | 3 | 0 | 0 |
| Sundries (minor implements) | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>122</u> | <u>5</u> | <u>4</u> |

Revenue 2nd year.

| | | | |
|---------------------------|-------------|----------|----------|
| Maize (20 acres, 75 bags) | 25 | 0 | 0 |
| Beans 37 " | 25 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 20 | 0 | 0 |
| Pigs 20 | 6 | 0 | 0 |
| <u>Increased Assets.</u> | | | |
| Calves 6 | 12 | 0 | 0 |
| Pigs 12 | 12 | 0 | 0 |
| | <u>24</u> | <u>0</u> | <u>0</u> |
| | <u>£164</u> | <u>0</u> | <u>0</u> |

£ 60 0 0

£140 0 0

Appendix J.

Unit of area of farm-160 acres. For mixed and specialised farming.

Expenditure 1st year.

| | | | |
|---|------------|----------|----------|
| Crane 10 @ 26 | £ | S. | D. |
| Scottish cart | 60 | 0 | 0 |
| Implements | 20 | 0 | 0 |
| Houses | 40 | 0 | 0 |
| Sundry buildings | 100 | 0 | 0 |
| Cows 9 @ £10 | 50 | 0 | 0 |
| Bull 1 @ £10 | 90 | 0 | 0 |
| Labour, 10 boys @ 10/8 per month. | 10 | 0 | 0 |
| Maize & bean seed for 20 a. | 64 | 0 | 0 |
| Vegetable seeds | 2 | 0 | 0 |
| Rent @ 5% on current value of land, viz. 1-10-0 per acre | 10 | 0 | 0 |
| Sows, 6 and Bear 1 | 16 | 0 | 0 |
| | <u>464</u> | <u>0</u> | <u>0</u> |

Expenditure 2nd year.

| | | | |
|-----------------------------|------------|----------|----------|
| Labour 15 boys | 96 | 0 | 0 |
| Coffee plants (10 acres) | 6 | 13 | 4 |
| Poultry & setting eggs | 3 | 0 | 0 |
| Sundries (minor implements) | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>122</u> | <u>5</u> | <u>4</u> |

Revenue 1st year.

| | | | |
|----------------------------|----|----|----|
| Maize } 20 acres @ 60 bags | £ | S. | D. |
| Beans } 30 " | 20 | 0 | 0 |
| Milk & butter | 20 | 0 | 0 |

£ 60 0 0

Revenue 2nd year.

| | | | |
|---------------------------|-------------|----------|----------|
| Maize (20 acres, 75 bags) | 25 | 0 | 0 |
| Beans 37 " | 25 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 20 | 0 | 0 |
| Pigs 20 | 60 | 0 | 0 |
| <u>Increased Assets.</u> | | | |
| Calves 6 | 12 | 0 | 0 |
| Pigs 12 | 12 | 0 | 0 |
| | <u>24</u> | <u>0</u> | <u>0</u> |
| | <u>£164</u> | <u>0</u> | <u>0</u> |

Expenditure 3rd year.

| | | | |
|------------------------|------------|-----------|----------|
| | £ | S | D |
| Labour (20 boys) | 128 | 0 | 0 |
| Coffee plants, 5 acres | 4 | 6 | 8 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>146</u> | <u>18</u> | <u>8</u> |

Revenue 3rd year.

| | | | |
|----------------------------|--------------|----------|----------|
| | £ | S | D |
| (Maize, 30 acres, 90 bags) | 30 | 0 | 0 |
| Beans | 30 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 26 | 0 | 0 |
| Pigs | 75 | 0 | 0 |
| Poultry | 5 | 0 | 0 |
| Increased Assets. | | | |
| Calves | 12 | 0 | 0 |
| Yearlings | 24 | 0 | 0 |
| Pigs | 12 | 0 | 0 |
| | <u>£ 218</u> | <u>0</u> | <u>0</u> |

Expenditure 4th year.

| | | | |
|-----------------------|------------|-----------|----------|
| | £ | S | D |
| Labour | 128 | 0 | 0 |
| Implements | 15 | 0 | 0 |
| Coffee plants 5 acres | 4 | 6 | 8 |
| Hoar | 3 | 0 | 0 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>164</u> | <u>18</u> | <u>8</u> |

Revenue 4th year.

| | | | |
|-------------------|--------------|-----------|----------|
| | £ | S | D |
| Maize 90 bags | 30 | 0 | 0 |
| Beans | 30 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 20 | 0 | 0 |
| Pigs | 90 | 0 | 0 |
| Cren 3 @ 23-6-b | 10 | 0 | 0 |
| Coffee 1 ton | 20 | 0 | 0 |
| Poultry | 7 | 10 | 0 |
| Increased Assets. | | | |
| Calves | 12 | 0 | 0 |
| Yearlings | 36 | 0 | 0 |
| Young pigs 20 | 20 | 0 | 0 |
| | <u>£ 285</u> | <u>10</u> | <u>0</u> |

Expenditure 5th year.

| | | | |
|-----------------------|------------|-----------|----------|
| Labour | £ | S | D |
| ----- | 140 | 0 | 0 |
| Implements | 10 | 0 | 0 |
| Coffee plants 5 acres | 4 | 6 | 8 |
| Bull | 20 | 0 | 0 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>186</u> | <u>18</u> | <u>8</u> |

Revenue 5th year.

| | | | |
|-------------------|----------|-----------|------------|
| Maize | £ | S | D |
| ----- | 36 | 0 | 0 |
| Beans | 30 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Coffee | 120 | 0 | 0 |
| Butter | 30 | 0 | 0 |
| Pigs | 96 | 0 | 0 |
| Cattle | 25 | 0 | 0 |
| Poultry | 10 | 0 | 0 |
| Increased Assets. | | | |
| Calves 8 | 16 | 0 | 0 |
| Yearlings 6 | 24 | 0 | 0 |
| Pigs 20 | 20 | 0 | 0 |
| | <u>£</u> | <u>60</u> | <u>0</u> |
| | | <u>0</u> | <u>0</u> |
| | | <u>£</u> | <u>345</u> |

Expenditure 6th year.

| | | | |
|-----------------------|------------|-----------|----------|
| Labour | £ | S | D |
| ----- | 175 | 0 | 0 |
| Implements | 20 | 0 | 0 |
| Coffee plants 5 acres | 4 | 6 | 8 |
| Bear | 3 | 0 | 0 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>216</u> | <u>18</u> | <u>8</u> |

Revenue 6th year.

| | | | |
|-------------------|----------|------------|------------|
| Maize | £ | S | D |
| ----- | 30 | 0 | 0 |
| Beans | 30 | 0 | 0 |
| Coffee | 160 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 35 | 0 | 0 |
| Pigs | 90 | 0 | 0 |
| Cattle 6 | 30 | 0 | 0 |
| Poultry | 10 | 0 | 0 |
| Increased Assets. | | | |
| Calves 10 | 20 | 0 | 0 |
| Yearlings 12 | 60 | 0 | 0 |
| Pigs 20 | 20 | 0 | 0 |
| | <u>£</u> | <u>100</u> | <u>0</u> |
| | | <u>0</u> | <u>0</u> |
| | | <u>£</u> | <u>495</u> |

Expenditure 7th year.

| | | | |
|-----------------------|-------|----|---|
| | £ | S | D |
| Labour | 200 | 0 | 0 |
| Implements | 20 | 0 | 0 |
| Coffee plants 5 acres | 4 | 5 | 8 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <hr/> | | |
| | 238 | 16 | 8 |

Revenue 7th year.

| | | | |
|-------------|-------|-----|---|
| | £ | S | D |
| Maize | 30 | 0 | 0 |
| Beans | 30 | 0 | 0 |
| Coffee | 200 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 40 | 0 | 0 |
| Pigs 30 | 90 | 0 | 0 |
| Cattle 8 | 40 | 0 | 0 |
| Poultry | 10 | 0 | 0 |
| | <hr/> | | |
| | £ | 430 | 0 |

Increased Assets.

| | | | |
|--------------|-------|-----|---|
| Calves 12 | 24 | 0 | 0 |
| Yearlings 14 | 70 | 0 | 0 |
| Pigs 20 | 20 | 0 | 0 |
| | <hr/> | | |
| | £ | 114 | 0 |
| | <hr/> | | |
| | £ | 544 | 0 |

Expenditure 7th year.

| | | | |
|-----------------------|-------|----|---|
| Labour | £ | S | D |
| ----- | 200 | 0 | 0 |
| Implements | 20 | 0 | 0 |
| Coffee plants 5 acres | 4 | 6 | 8 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <hr/> | | |
| | 238 | 16 | 8 |

Revenue 7th year.

| | | | |
|-------------|-------|-----|-----|
| Maize | £ | S | D |
| ----- | 30 | 0 | 0 |
| Beans | 30 | 0 | 0 |
| Coffee | 200 | 0 | 0 |
| Catch crops | 10 | 0 | 0 |
| Butter | 40 | 0 | 0 |
| Figs 30 | 90 | 0 | 0 |
| Cattle 8 | 40 | 0 | 0 |
| Poultry | 10 | 0 | 0 |
| | <hr/> | | |
| | £ | 430 | 0 0 |

Increased Assets.

| | | | |
|--------------|-------|-----|-----|
| Calves 12 | 24 | 0 | 0 |
| Yearlings 14 | 70 | 0 | 0 |
| Pigs 20 | 20 | 0 | 0 |
| | <hr/> | | |
| | £ | 114 | 0 0 |
| | <hr/> | | |
| | £ | 524 | 0 0 |

Appendix II Unit of area of farms 240 acres for mixed farming.

| Approximate expenditure 1st year. | | Revenue 1st year. | |
|-----------------------------------|-----|-------------------|---|
| | £ | S | D |
| Bullecks 10 @ £6 | 60 | 0 | 0 |
| Cart | 20 | 0 | 0 |
| Implements | 50 | 0 | 0 |
| House & Outbuildings | 150 | 0 | 0 |
| Cows 19 and bull 1 @ £10 | 200 | 0 | 0 |
| Sows 5 and boar 1 @ £3 | 18 | 0 | 0 |
| Labour 10 boys @ 10/6 per month | 64 | 0 | 0 |
| Seed, maize & beans 20 acres | 2 | 0 | 0 |
| Other seeds-vegetable | | 10 | 0 |
| Rent on current value of land | 9 | 12 | 0 |
| viz. £1 per acre. | 574 | 2 | 0 |

| | | | |
|--------------------------------------|----|---|---|
| Maize 10 acres: 60 bags @ 6/8 p. bag | £ | S | D |
| Beans do 30 " @ 13/4 do | 20 | 0 | 0 |
| Butter | 40 | 0 | 0 |
| | 80 | 0 | 0 |

| Expenditure 2nd year. | | Revenue 2nd year. | |
|-----------------------------|-----|-------------------|---|
| | £ | S | D |
| Labour 15 boys | 96 | 0 | 0 |
| Poultry and setting eggs | 3 | 0 | 0 |
| Sundries (minor implements) | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | 113 | 12 | 0 |

| | | | |
|--------------------------------|-----|---|---|
| maize: 15 acres: 90 bags @ 6/8 | £ | S | D |
| Beans: 15 acres: 45 " @ 13/4 | 30 | 0 | 0 |
| Butter as before | 40 | 0 | 0 |
| Figs 20 @ 8/3 | 50 | 0 | 0 |
| | 160 | 0 | 0 |

Increased Assets.
Calves 12
Pigs 12

24 0 0
12 0 0
£196 0 0

Expenditure 3rd year.

| | £ | S | D |
|----------|------------|-----------|----------|
| Labour | 150 | 0 | 0 |
| Sundries | b | 0 | c |
| Rent | 9 | 12 | 0 |
| | <u>164</u> | <u>12</u> | <u>0</u> |

Revenue 3rd year.

| | £ | S | D |
|---------------------------|--------------|----------|----------|
| Maize, 20 acres, 120 bags | 40 | 0 | 0 |
| Beans do 60 | 40 | 0 | 0 |
| Butter | 40 | 0 | 0 |
| Pigs 25 | 75 | 0 | 0 |
| Increased Assets. | | | |
| Calves 12 | 24 | 0 | 0 |
| Yearlings 12 | 48 | 0 | 0 |
| Young pigs 12 | 18 | 0 | 0 |
| | <u>£ 219</u> | <u>0</u> | <u>0</u> |

Expenditure 4th year.

| | £ | S | D |
|---------------|------------|-----------|----------|
| Labour | 170 | 0 | 0 |
| Implements &c | 20 | 0 | 0 |
| Boar | 3 | 0 | 0 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <u>217</u> | <u>12</u> | <u>0</u> |

Revenue 4th year.

| | £ | S | D |
|---------------------------|--------------|----------|----------|
| Maize, 20 acres, 150 bags | 50 | 0 | 0 |
| Beans do 75 | 50 | 0 | 0 |
| Butter | 40 | 0 | 0 |
| Pigs 30 | 90 | 0 | 0 |
| Oxen 6 | 30 | 0 | 0 |
| Increased Assets. | | | |
| Calves 12 | 24 | 0 | 0 |
| Yearlings 18 | 72 | 0 | 0 |
| Pigs 20 | 20 | 0 | 0 |
| | <u>£ 266</u> | <u>0</u> | <u>0</u> |

Expenditure 5th year.

| | | | | |
|------------|-------|------------|-----------|----------|
| Labour | ----- | £ | S | D |
| Implements | ----- | 170 | 0 | 0 |
| Bull | ----- | 50 | 0 | 0 |
| Sundries | ----- | 20 | 0 | 0 |
| Rent | ----- | 5 | 0 | 0 |
| | ----- | 9 | 12 | 0 |
| | ----- | <u>254</u> | <u>12</u> | <u>0</u> |

Revenue 5th year.

| | | | |
|---------------------------|-------------|----------|----------|
| Maize: 30 acres: 180 bags | 60 | 0 | 0 |
| Beans: 30 " | 90 | 0 | 0 |
| Butter | 50 | 0 | 0 |
| Pigs 20 | 90 | 0 | 0 |
| Cattle 10 | 50 | 0 | 0 |
| <u>Increased Assets.</u> | | | |
| Calves 10 | 32 | 0 | 0 |
| Yearlings 20 | 50 | 0 | 0 |
| Young pigs 20 | 20 | 0 | 0 |
| | <u>£132</u> | <u>0</u> | <u>0</u> |
| | <u>£286</u> | <u>0</u> | <u>0</u> |

Expenditure 6th year.

| | | | | |
|-----------------|-------|------------|-----------|----------|
| Labour | ----- | 170 | 0 | 0 |
| Implements etc. | ----- | 50 | 0 | 0 |
| Bear | ----- | 3 | 0 | 0 |
| Sundries | ----- | 5 | 0 | 0 |
| Rent | ----- | 9 | 12 | 0 |
| | ----- | <u>237</u> | <u>12</u> | <u>0</u> |

Revenue 6th year.

| | | | |
|---------------------------|--------------|----------|----------|
| Maize: 30 acres: 210 bags | 70 | 0 | 0 |
| Beans: 35 " | 105 | 0 | 0 |
| Butter | 60 | 0 | 0 |
| Pigs 30 | 90 | 0 | 0 |
| Cattle 12 | 60 | 0 | 0 |
| Poultry | 10 | 0 | 0 |
| <u>Increased Assets.</u> | | | |
| Calves 20 | 40 | 0 | 0 |
| Yearlings 24 | 96 | 0 | 0 |
| Young pigs 20 | 20 | 0 | 0 |
| | <u>£ 516</u> | <u>0</u> | <u>0</u> |

Expenditure 7th year.

| | | | |
|------------|-------|----|---|
| Labour | £ | S | D |
| ----- | 170 | 0 | 0 |
| Implements | 5 | 0 | 0 |
| Sundries | 5 | 0 | 0 |
| Rent | 9 | 12 | 0 |
| | <hr/> | | |
| | 234 | 12 | 0 |

Revenue 7th year.

| | | | |
|---------------------------|-------|-----|-----|
| Maise: 40 acres: 240 bags | £ | S | D |
| Beans do 120 " | 80 | 0 | 0 |
| Butter | 70 | 0 | 0 |
| Cattle | 80 | 0 | 0 |
| Pigs | 90 | 0 | 0 |
| Poultry | 10 | 0 | 0 |
| | <hr/> | | |
| | £ | 410 | 0 0 |
| | | | |
| Increased Assets. | | | |
| Cows | 48 | 0 | 0 |
| Yearlings | 112 | 0 | 0 |
| Pigs | 20 | 0 | 0 |
| | <hr/> | | |
| | £ | 180 | 0 0 |
| | <hr/> | | |
| | £ | 590 | 0 0 |

sun-dried or burnt bricks of fair quality may be made. Under the cheapest conditions however, the cost of farm buildings consisting of a three roomed house, kitchen, servants' quarters, produce-store, stable, styes, and cart-shed would amount at least to £150 unless built entirely by the owner and from local materials. In a building of the type contemplated, few of the amenities of life are possible and the maintenance of health is doubtful. The cheaper the class of building erected in the first case, the larger is likely to be the annual cost of maintenance and repairs. I consider that under favourable conditions, settlers in this country should make provision for meeting expenditure of at least £600 on farm buildings during the first seven years.

3. It should also be remembered that there is at present no legislative requirement as to the housing of African employes but that this can scarcely be expected to remain so far anything like the next seven years. Any such requirement will undoubtedly involve some expenditure by employers.

4. The attached sheets of diagrams, prepared by the Government Architect, show farm buildings of various classes. In estimating prices for them, the Quantity Surveyor has only been able to suggest roughly approximate figures. So much depends, in the first case on the ability or otherwise of the owner to erect his own buildings, and secondly on the transport facilities for much of the material which will have to be bought in local markets. Transport by road varies in cost between one shilling and four shillings per ton per mile, depending on the character of the roads and whether conducted in the dry season or during the rains. Here again an owner

transporting his own purchases from town to farm escapes heavy cash expenditure, and one situated near a railway has a marked advantage over another situated in a remote block of settlement. Close estimates can be prepared when required for any particular district, in accordance with known prevalence of materials there and known or estimated cost of transport to it.

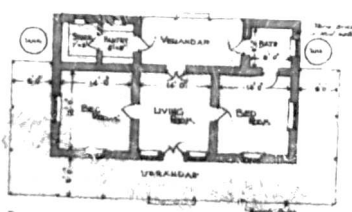
W. McG. R.



ELEVATION



SIDE ELEVATION



PLAN



CROSS SECTION

DESCRIPTION

BUILDING OF A HOME, PERMANENT TYPE THAT SHOWS ON DIFFERENT A. STONE WALLS, STONE FLOOR, IRON ROOF, BOARDED CEILINGS, VERANDAH ON THREE SIDES, SAWN TIMBER THROUGHOUT COSE UNFURNISHED, EXCLUSIVE OF AIRWAYS, QUARTERS AND KITCHEN.

REPAIRS: COST PER SQUARE FOOT OF FLOOR AREA, VERANDAH OF COST SHOULD BE REDUCED BY SOME £ 60 IF TIMBER WERE AVAILABLE ON SITE.

| EXTRA | EQUIVALENT B | | |
|-------|--------------|---|---|
| CLASS | £ | s | d |
| 1-00 | 2 | 0 | 0 |
| 2-50 | 4 | 8 | 4 |
| 3-50 | 1 | 1 | 4 |



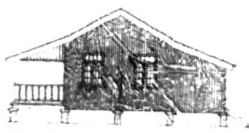
THIS ROOMED QUARTER FOR A SINGLE MAN FOR DISTRICTS WHERE CORRUGATED IRON OR WEATHER BOARDING CAN MORE CONVENIENTLY BE USED THAN STONE.
 ROOF, CORRUGATED IRON SHEETS
 WALLS OF REBATED WEATHER BOARDING OR IRON SHEETS USED WITH MATCHED CALLING.
 FLOOR TONGUED AND GROOVED BOARDING SUPPORTED BY JOISTS ON TRAPES OR HASPIKRY DECK'S SURMOUNTED BY WHITE ANT. SIKES
 VERANAH CENTED AT FRONT AND BACK ONLY



PERSPECTIVE



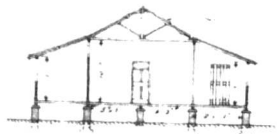
FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN



SECTION A-B

IF TIMBER HAS TO BE BOUGHT AND TRANSPORTED TO SITE
 TOTAL COST QUOTE \$1,000.00
 IF BUILT ON CONCRETE FOUNDATION
 TOTAL COST QUOTE \$1,200.00

Handwritten initials or signature.

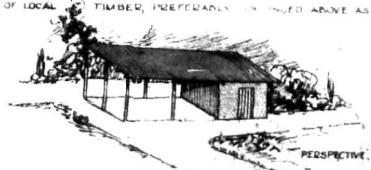
FARM BUILDINGS ARE PRESUMED TO BE MADE OF ROUGH LOCAL WOOD POLES WITH CORRUGATED IRON ROOFS. THE COSTS PER SQUARE FOOT GIVEN CAN ONLY BE TAKEN AS ROUGHLY APPROXIMATE. (SEE NOTE IN APPENDIX III)

WAGON SHED COST PER SQUARE FOOT $\frac{2}{3}$ IN CORRUGATED IRON
 STABLE -do- $\frac{1}{2}$ IN WEATHERBOARDING
 STORE -do- $\frac{1}{4}$ IN CORRUGATED IRON
 COW SHED -do- $\frac{1}{2}$ IN WEATHERBOARDING

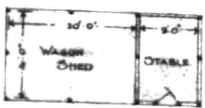
NOTE: ALL THE PRICES PER SQUARE FOOT QUOTED TEND TO DECREASE FOR LARGER ROOMS OR BUILDINGS AND TO INCREASE IF BUILDINGS ARE SMALLER THAN SHOWN.
 PENCED YARD WOULD BE MADE OF PALLOADING OF LOCAL TIMBER, PREFERABLY FINISHED ABOVE AS A BARBED WIRE FENCE.



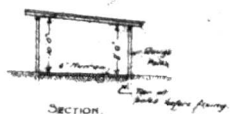
ELEVATION



PERSPECTIVE

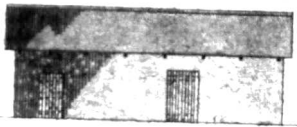


PLAN



SECTION

WAGON SHED

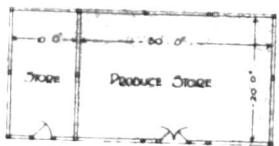


ELEVATION



PERSPECTIVE

STORE



PLAN



CROSS SECTION

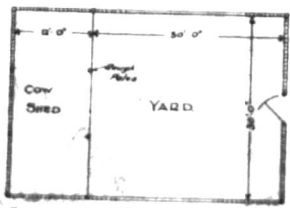


ELEVATION

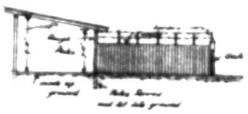


PERSPECTIVE

COW SHED



PLAN



CROSS SECTION

**NOTE ON
ROAD ACCESS TO SURVEYED
BLOCKS OF FARMS.**

The Land Office plans (1 inch to 4 miles and also 1.614 inch to 2 miles) show numerous reservations of road-widths. In addition to these alignments, other roads would be required to connect with main lines of communication already existing, and to serve farms which the former do not reach.

2. These lengths have been scaled off the plans in question, and the mileages for the respective blocks are as follows:-

| | |
|-------------------|---|
| NORTH KENIA BLOCK | 179 miles with 2 bridges of some importance |
| YAIRIPIA BLOCK | 323 miles with 20 bridges of some importance |
| TRANS NZOIA BLOCK | 228 miles with 11 bridges of some importance. |

3. As a rough estimate of the cost of developing a road system along some such extent of alignment, it may be taken that an expenditure of £500 a mile would be required for the production of roads approximating to the quality of the Fort Hall road. For the maintenance of earth roads, the annual expenditure per mile would vary from £20 to £40 according to the volume of traffic on them. For the 33 bridges, varying between 25 and 400 feet in span, an average price of £900 may be quoted. Minor bridging is included in the road construction figure mentioned. The expenditure on the roads mentioned in the last paragraph would therefore be somewhat as follows:-

| | |
|--|----------|
| Survey, | £ 6,000. |
| Formation and drainage, | 255,500. |
| Special plant, | 5,000. |
| Shelter, water, and sanitary provision at road camps, | 7,200. |
| Major bridging, | 29,700. |

Even on such an approximate estimate as the above, the increasing price of both labour and material renders it advisable to include ten per cent addition for contingencies, 30,300.

TOTAL, Say, £334,000.

No suggestion is advanced as to the provision of metalled roads to the new blocks of settlement. If there were any possibility of funds becoming available for work on such a scale, it would be only equitable that the first areas to receive such improvement should be the long-settled allotments where considerable development had already been effected in spite of greater drawbacks than would prevail on the new blocks after provision of such a road system as is outlined above. The programme mentioned would involve a subsequent annual addition to the cost for maintenance and repair of roads of £23,000 at first, increasing in subsequent years with the growth of traffic and with the gradually increasing cost of work which past experience leads one to anticipate.

RAILWAY DEVELOPMENT.

4. Railway connection might be taken to the borders of the Trans Nzoia block from some convenient point on the projected Uasin Gishu railway at an additional expense beyond the cost of that project of some £210,000. Railway development within Trans.Nzoia would be an involved and expensive proceeding, and need scarcely be considered as a measure merely to allow access to farms.

A road system is all that is required or indeed justifiable in the early years of such a settlement and until occupation and development result in a greater yield of produce than can be economically road-borne.

5. With regard to the other two blocks conditions are somewhat different. Rail connection might develop from Nakuru, Gilgil or Thika. Whether a short branch line from Nakuru through the existing Solai farms would be justified by resulting revenue or not scarcely concerns this committee. As a project for rail development of the Laikipia and North Kenia blocks, an extension from Thika, across the headwaters of the Tana, past Nyeri, and on into Laikipia would possess the following two overwhelming advantages:

The line would traverse a densely populated native area which alone would ensure a heavy return on the cost of construction.

It would serve, with or without short branch lines, the valuable forests on Mount Kenia and a large area of some of the most promising and easily irrigable land in the Protectorate.

6. The cost of railway development in this direction, as far only as the projected new Administration headquarters in the Laikipia block (it being understood that Rumuruti station is to be abandoned) might be roughly as follows:-

Thika to the vicinity of Fort Hall some 40 miles.
Onward past Nyeri (42 miles further) to the terminus in the Laikipia block, 102 miles from the Fort Hall region (i.e. from Meranga.)

142 miles of line @£24,500 a mile in the first instance, say, £2640,000.

Rolling stock, say, £2200,000.

Increased workshop and staff accommodation at Nairobi, Ruiru or Thika, say, £360,000.

or a total of £1,200,000.

— W. McS.R.

| | |
|--|----------------|
| 142 miles of line @£4,500 a mile in the first instance, | say, £640,000. |
| Rolling stock, | say, £200,000. |
| Increased workshop and staff accommodation at Nairobi, Ruiru or Thika, | say, £360,000. |
| or a total of | £1,200,000. |

-- W. McG. R.

The proposal that Government should buy back

undeveloped holdings to the extent of 143,000 acres at an expenditure of some 2450,000 is open to criticism on business grounds. The settler who is at present holding undeveloped land deserves little consideration. His Excellency's War Council even appear to regard the non-availability of land for small holdings as involving some degree of danger to the present entire white community.

Instead of paying anything for unimproved holdings, a tax of at least one shilling an acre ~~should~~ be placed on all alienated and undeveloped land, due consideration being extended, by time limit, to landholders who have been at the front in East Africa or in Europe. This would probably yield a gross revenue of at least 2100,000 a year, diminishing annually while the present holders were engaged in subdividing and subletting. If the shilling tax did not result in the provision of a large number of holdings available to Europeans, it is the experience of Australia that a higher one would. Adoption of the proposal would properly be preceded by the grant of elective representation on the Legislative Council.

Revenue

This would be of extreme use to the community in view of the large expenditure required for the development of communications alone - not to mention schools, water facilities, and a host of other requirements, in the areas whose allotment is proposed in this report, and elsewhere. The War Council have made no suggestion as to how land which may be rendered available should be prepared for occupation. This proposal should therefore meet their requirements on two points simultaneously.

The reduction of the area of native reserves is open to objection on business and other grounds. It was not recommended by the recent Labour Commission. It has yet to be shown that the reserves are in any quarter excessive for the requirements of the native population.

The proposal that Government should buy back undeveloped holdings to the extent of 143,000 acres at an expenditure of some 240,000 is open to criticism on business grounds. The settler who is at present holding undeveloped land deserves little consideration. His Excellency's War Council even appear to regard the non-availability of land for small holdings as involving some degree of danger to the present entire white community. Instead of paying anything for unimproved holdings, a tax of at least one shilling an acre a year might be placed on all alienated and undeveloped land, due consideration being extended, by time limit, to landholders who have been at the front in East Africa or in Europe. This would probably yield a gross revenue of at least 100,000 a year, diminishing annually while the present holders were engaged in subdividing and settling. If the shilling tax did not result in the provision of a large number of holdings available to natives, it is the experience of Australia that a higher one would. Adoption of the proposal would properly be preceded by the grant of elective representation on the Legislative Council.

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MEMORANDUM.

1. The War Council desires to express to His Excellency the Governor its thanks for having been given an opportunity of perusing the memorandum of the Special Committee appointed to record certain facts and figures for the information of the Secretary of State for the Colonies in connexion with a suggested land settlement scheme for East Africa.

2. It realises that His Excellency's Committee was only able to deal with the proposal in so far as the East Africa Protectorate is concerned, whereas the resolution passed by the War Council last December was intended to embrace a far larger area.

3. It further realises that the Committee was appointed merely to collect information and not to go in any way into matters of detail or even to comment on the practicability of the settlement scheme.

4. The War Council would respectfully offer the suggestion that the only land to be taken into consideration in connection with the scheme should for the present consist of surveyed but unalienated farms suitable for sub-division into smaller areas. The expense of acquiring land from existing colonists for a close settlement scheme would not in its opinion be justified and the development of such estates on close settlement lines should, it is considered, be left to private initiative. In the case of lands in the occupation of native tribes, the suggestion of acquisition raises a very large controversial question and while the War Council is not prepared to record an opinion that a considerable acreage of such lands could not be made available for close European settlement without any hardship to the natives it considers that it would be most undesirable to complicate and delay the issue by considering

2.

any such proposal at the present juncture. It is therefore of opinion that paragraphs 15 to 18 of the Committee's report need not be considered. If this view is accepted, Appendix V to the report need also not be considered and in any case this Appendix raises a question which in the opinion of the War Council has no bearing on a close settlement scheme but is a matter of general policy.

5. The War Council sees no reason to question the figures in Appendices I - II to the report beyond remarking that adding Revenue and Assets together might be misleading.

It wishes however to state that it is well-nigh impossible to make any forecasts for so long a period as seven years ahead as experience alone can show what the position will then be.

It is of opinion that the provision for farm buildings as suggested by the Director of Agriculture is adequate and is not in agreement with the views of the Director of Public Works as expressed in Appendix III and considers that this Appendix and the attached sketches should be ignored.

6. Turning now to the surveyed but hitherto unalienated farms the War Council notes with satisfaction that only about half of the total available area is included in the proposals of the Committee and that therefore the alienation of Crown Lands under the Crown Lands Ordinance 1915 and the principles under which Crown Land is leased in the Protectorate could proceed on the termination of hostilities without in any way prejudicing the close settlement proposals. Of a total available area of 2,049,000 acres the Committee propose 1,013,520 be sub-divided into 5,162 farms of 160 and 240 acres.

7. The War Council wishes to draw special attention to paragraph 12 of the report in which it is pointed out that the greater part of the land in question is not yet provided with a road system or other means of communication. In the

opinion

opinion of the Council this factor seriously affects one of the main objects it had in view when it passed its original resolution, namely closer settlement on the land at the earliest possible date after the cessation of the War. It remains of opinion that, pending the opening up of communications, an increase of white population should be encouraged as an urgent measure for combating enemy influence and controlling altered conditions among a native population unsteadied by War.

To this end it is suggested that a portion of the available land be earmarked for approved applicants who have been employed in military work and that no development of holdings thus set aside be required within a period of three years. It is believed that if such a policy were adopted it would be possible for a number of individuals, even though without capital, to seek local employment during which they would be acquiring local knowledge and experience which would be of the greatest value to them as potential settlers and they would have an assured stake and interest in the Colony and would be able to invest their savings and earnings in their holdings.

8. Holdings earmarked in this manner would of course require to be non-transferable during the period preceding completion of development conditions and though a certain amount of land would thus be tied up for at least three years the Council considers that the means would be fully justified by the results that would be attained.

9. In conclusion the War Council ventures to express the earnest hope that the scheme will not be dropped without further investigation and that a Commission will be appointed to go into matters of finance and detail with as little delay as possible.

Gov. 44780/ E.A.P.

C
R. 1 NOV.
A

[Handwritten signature]

Downing Street,

~~October~~, 1916.

3 Nov

Amud 58973

Sir,

I have the honour to acknowledge the receipt of your Confidential despatch No. 98 of the 16th of August, relating to the question of ^{making} ~~giving free~~ grants of land in the East Africa Protectorate to men who have taken part in the war.

2. I much appreciate the careful attention given to this question by the Special Committee, consisting of the Land Officer, the Director of Agriculture and the Director of Public Works, and also by the Local War Council. It is clear from your despatch, and from the memoranda enclosed in it, that there can be no hope of success for any scheme of land settlement unless each of these

DRAFT.

AFRICA PROTECTORATE

CONFIDENTIAL

Governor

Sir H. Conway Belfield,
K.C.M.G.

MINUTE.

Mr.

Mr. Butler 27, 10 - 16

Mr.

Mr. Grindle

Mr. Lambert

Mr. Read

Sir G. Fiddes 30

Mr. Steel-Maitland 30

Mr. Bonar Law 31

27/15

Gov. 44780/ E.A.P.

C
R. 1 NOV.
D.

[Handwritten signature]

Downing Street,

~~October~~, 1916.

3 Nov.

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Mr.

Mr. Butler 27.10.16

Mr.

Mr. Grindle.

Mr. Lambert.

Mr. Road. 27/15

Sir G. Fiddes, 30

Mr. Steel-Maitland, 30

Mr. Bonar Law. 31

Sir,

I have the honour to acknowledge the receipt of your Confidential despatch No. 95 of the 16th of August, relating to the question of ^{making} giving free grants of land in the East Africa Protectorate to men who have taken part in the war.

2. I much appreciate the careful attention given to this question by the Special Committee, consisting of the Land Officer, the Director of Agriculture and the Director of Public Works, and also by the Local War Council. It is clear from your despatch, and from the memoranda enclosed in it, that there can be no hope of success for any scheme of land settlement unless each of these

to whom land is allotted is in possession of a considerable amount of capital. I can only regard this proposition as established, and it must, I fear, be the determining factor in any ^{consideration} construction of a scheme of settlement.

It must also be taken as certain, in any discussion of the question, that the Government cannot undertake to make grants of the capital required to individual settlers. Any programme of expenditure on railway construction in connection with a scheme is also out of the question, though I understand from your despatch that the Protectorate Government might possibly find the funds required for a moderate amount of road construction, but any proposal, even for a limited amount of financial assistance, ^{should} ~~could~~, however, have to be made with due regard to the financial resources and prospects of the Protectorate.

3. Subject to these considerations,

I agree to your suggestion that a local Commission should be appointed to go in ~~to~~ the question of the practicability

in which I presume there would be some representation

DRAFT

of a certain measure of land settlement and I should be glad if you would yourself frame the terms of reference to the Commission with strict regard to the limitations expressed in the preceding paragraphs of this despatch.

I have &c.,