

EAST AFR. PROT

19023

REC
APR 26 APR 15



19023

Howling
for Govr 228

EAST AFRICAN ESTATES CONCESSION

1915

22nd March.

Submits observations as to new lease especially in regard to water supply. Encloses sketch map and plan.

Last previous Paper.

M.O.
18910

Annul tel. con. 28 April 15 M.O. 18910/15
to Sultan Ouymaney Rendel. 29 April 15
Hurborn let. con. 1 May 15

Mr. T. J. ... Sir G. ...
to ...

It does not disturb the action contemplated since the Gov's telegram, (although it shows that in consideration that Genl Thomas has exceeded the terms of the bargain) except perhaps in regard para. 7. The old lease contains provisions as to returning surplus water (§ 13 (iii)) and not forcing water (§ 18) which do not appear in the draft.

Important note on 18910 ... decision whether or should ... on this point into the lease.

(The Gov. find a defect in the spelling ...)

Apr 26 1895

Paragraph last line

Next subsequent Paper.

That the Gov. only says
the 100,000 acres may
be available between the
Tribal Area & Samburu
Stations. However as he
only grant an area
"not exceeding" 100,000 a.
? we need not worry.

Para. 8 I think we
might ? send copy Survey
plan to mems
S.O. with refce
to our interview
with Mr. H. Dinnery
this morning & verbal
instructions then give
him to prepare
the Bacon Factory
lease

Para. 7. I note from 20/2/27
(see print below) that
cl. 17 & 18 of the old lease
were omitted because their
provisions were stated

to be already ^{secure} ~~settled~~
by the laws & irrigation
regulations.

we can therefore I suppose
assume that the ^{desire}
of these clauses is
not desired by the
Gov.

As to what the Gov
really wants to secure
by his suggestion in cl
7, I am in some
doubt. This is rather
a practical question
& he gives us no pra-
tical guidance.

On the whole I am
rather inclined to
insist a general
clause giving the
rights of adjacent
land whether in the domain
of the Crown or of private

Owner. But first
we should think
I'd like to go
for his approval
of this course

If we do this, we
must tell S. O. R.
not to send the
off to the
other sides solicitors
without reference
as

I submit off to S. O. R.
accordingly, I have amended
the off tel to go

ab.
26.4.15

H. J. R.
27/4/15

19023

60



GOVERNMENT HOUSE,
NAIROBI,
BRITISH EAST AFRICA.

~~WEST AFRICA PROTECTORATE~~

No. 223

3306-20

March 22nd 1915.

C O
19023
DEC 9
APR 15 1915

Sir,

I have the honour to acknowledge the receipt of your despatch No. 61 of January 23rd, 1915, enclosing copies of the latest correspondence which has passed with the East African Estates, Ltd., and to confirm my telegram to you of March 17th, 1915, which was in the following words:-

"Your despatch No. 61 of January 23rd. East African Estates. Taru Area. I adhere to views expressed in paragraph 21 of my despatch No. 842 of September 22nd but if you consider that final settlement can only be concluded by further concession I do not desire to oppose. In that case the preferable alternative is to concede a wider area for selection. It would be most inadvisable to grant water rights outside the alienated area.

The bacon factory land has been surveyed and sufficient development effected. It will

therefore

Sketch

Map

Plan

110

No 1441

12892

1441

THE RIGHT HONOURABLE

LEWIS AMORSETT, P.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET,

LONDON, W.C.

1915-16

therefore only be necessary to embody in new lease provision for maintenance and general conditions of lease of 1910.

I advise that preparation of leases be postponed until you receive my despatch now being prepared."

2. I observe with satisfaction that there appears to be some prospect that a final settlement of this long outstanding question may shortly be concluded, and if, as I understand, the only remaining difficulty is the matter of the water supply to the Taru area, I do not feel justified in dissenting from your view that some further concession may reasonably be made in order that such settlement may be effected.

At the same time it is right that I should point out that neither Mr. Tannahill nor I entertain the slightest doubt that General Owen Thomas accepted the suggestion regarding the desert area with the clear understanding that it should be selected wholly from the dry country and that the Company would have to depend for water on what could be found within the limits of the concession. The additional demand which he has now made is in the nature of an after-thought, and compliance with it will only be justifiable if it brings these negotiations to a successful termination.

3. The amount of boring which has hitherto been done in the desert area is very small, and its value is negligible. I attach a sketch prepared by Mr. Hobley, who has an accurate knowledge of the geological formation of this area, showing the position

Not reproduced

position and extent of the two bores which were put down by the Railway Administration. He remarks that the only point at which water may probably be found is at the junction of the metamorphic rock and the supervening shales, and that that point was not reached in either instance. The bore A was driven through non-porous metamorphic rock, where there was no chance of finding water. The bore B was stopped before the metamorphic rock was reached. Therefore the only point at which water may be expected has not yet been touched, and no estimate can be framed as to the depth of the point to be reached or what would be found if it were tapped.

4. General Thomas' latest demand is in the nature of an alternative—either that he shall have the right to search for and introduce water from points outside the concession or that his right of selection shall extend over the larger area lying to the South of the Railway between the Samburu and Simba stations.

5. I am most strongly opposed to the grant of any right to water situated outside the boundaries of the selected area. I feel most strongly that the sphere of the Company's operations should be limited to its own land, and I am convinced that the possession of such a right would lead to endless difficulties and complications with the occupiers of adjoining properties and probably seriously depreciate the value of adjacent lands.

6. The second alternative is not open to
equally

equally serious objection, and it may be possible to meet the wishes of the Company to some extent in this direction subject to certain modification necessitated by the condition of the land between the points named. No land will be available for selection which is either alienated, reserved, or otherwise held or occupied for any special purpose. Reference to the enclosed map will show that practically all the land on the South side of the Railway lying between the Mtito Andei and Simba stations of the Uganda Railway is so reserved and is not available for selection. The utmost that can be done therefore is to allow a right of selection at any point between the Samburu and Mtito Andei stations where the requisite area may be available.

7. Clause 2 of the draft lease will probably require some further elaboration in order to ensure that the lessors shall not so dispose of the water which may be upon their property as to deprive the occupiers of contiguous lands of the use of that which would naturally flow from the leased area on to their own ground.

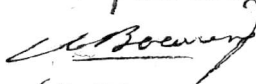
8. I do not anticipate that difficulty will be experienced in preparing the new lease for the land occupied by the bacon factory. This land has now been surveyed, and I enclose two copies of the plan for your information. The Company is working the factory in a businesslike manner. There is every prospect that it will be a paying concern, and it is to the interests of the lessors to extend and develop it.

It does not therefore appear necessary at this time to impose precautionary conditions which were properly prescribed before the Company commenced operations. A sufficient amount of development work has been effected, and it would appear sufficient to limit the terms of the new lease to the general clauses of that of 1910 including provision to ensure the efficient maintenance of the development works.

I have the honour to be,

Sir,

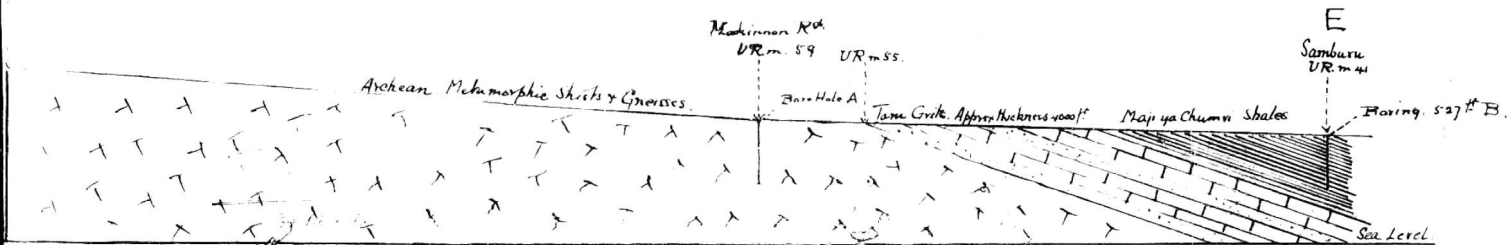
Your humble, obedient servant,



(Draft by the
GOVERNOR.)

Section from Maungu to Samburu along Uganda Railway

Maungu S.P.
R.M. 52



Scales

Horiz: 1 inch = 0.5 miles.
Vert: 1 " = 1000 ft.

ENCLOSURE

In Despatch No. 22 of 22

CC
19023
REC'D
APR 26 1915



C.D. 19023
MAY 11

66

Int. Jim
2

Del.

DRAFT.

Exemo
Hausti
MINUTE.

- Mr. *Northey* 30/4/15
- Mr. *Thompson* 30-4-15
- Mr. *Red* 1 May
- Mr.
- Sir G. Fiddes.
- Sir H. Just.
- Sir J. Anderson.
- Lord Emmott Islington.
- Mr. Harcourt.

Ann P 719

1 May
Report
maroniam *unbrought*
223 *bacon factory* *is* *whole*
are *shown* *on* *plan* *(to)* *beard*
= *=* *=* *=* *=* *=*
or *are* *there* *any* *deductions* *under*
= *ampliment* *=*
class *fifteen* *old* *class* *(or)*
ceruette *man* *=* *=* *=* *silvignia*
(of *so)* *stated* *(how* *stated* *they* *be*
likely *happened* *to* *short*
discuted *(O)* *more* *are*
shown *on* *plan* *(O)*
Witt *to* *the* *telegram* *with* *at*
remised
(Wait *for)* *Governor's* *return*
inkrest

See 19050

W. Teanyon
For consideration the the
business plan to be forwarded
with the H. Commission today.
This plan is to be
discussed.





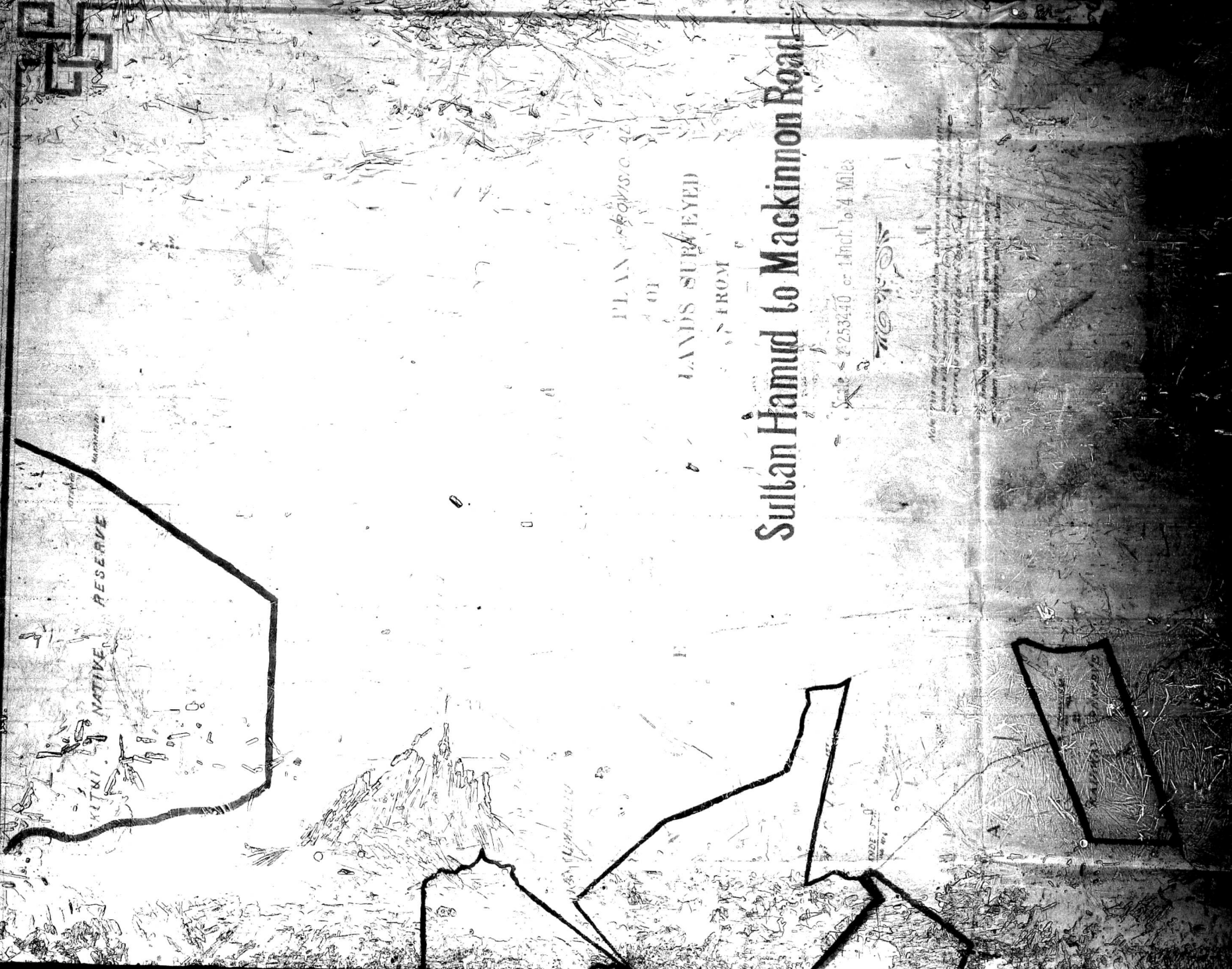
MASAI RESERVE

Game reserve boundary Spring approx. only

ANGLO

ERMA

MASAI



PLAN OF
LANDS SURVEYED
FROM

SULLAN HAMUD TO MACKINNON ROAD

Scale 1 inch to 4 Miles

2000

Note: This map of the reserve is a copy of the original map of the reserve and is not a survey of the reserve.

RESERVE

NATIVE

2000

P R O

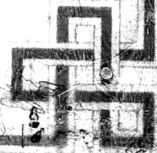
W

PERMANENT

BOUNDARY

GREEN
 CYAN
 YELLOW
 WHITE
 BROWN
 BLUE
 BLACK

CENTRAL SURVEYS
 EAST AFRICA OFFICE



SURVEY PLANNED TO BE

Section 253640

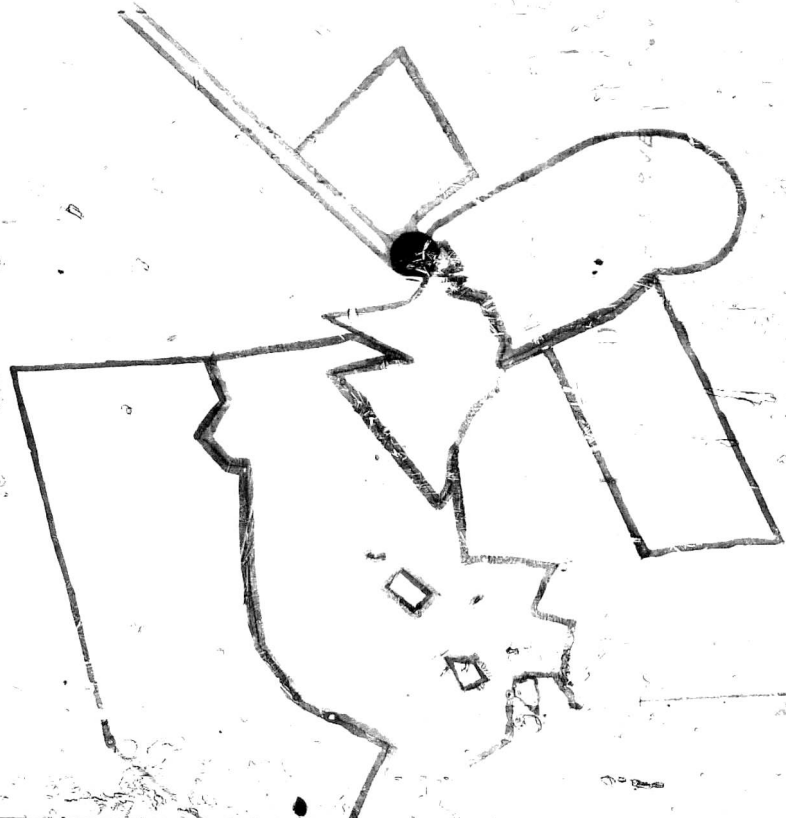


Note: This map is prepared to show courses and angles only and does not show a true boundary line. It is not intended to be used as a survey or completed by the State Surveyor.

The Surveyor's Office, St. Louis, Mo., is the only office authorized to show on the present plat the name of the



Alienated Land Explored Thus
Native Reserve
Moccasin
Gandy
Railway
Township

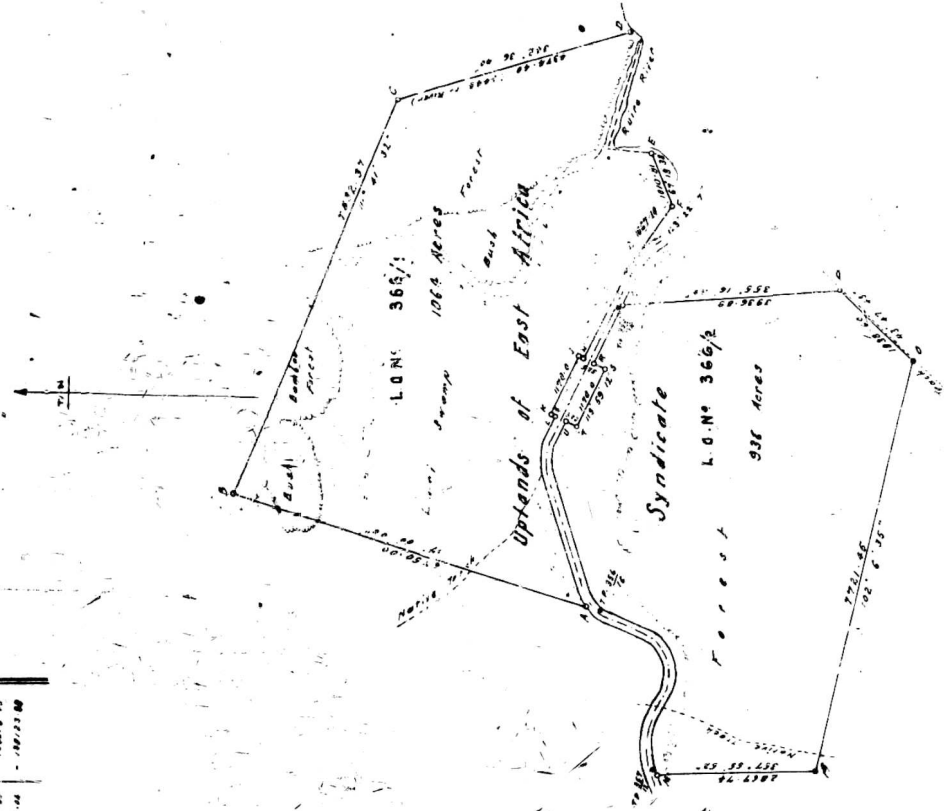


PLANNED TO BE

Co-ordinates	
A	37668.51
B	37680.04
C	37683.58
D	37700.94
E	37727.74
F	37807.48
G	37860.78
H	37905.94
I	37940.74
J	37964.88
K	37978.04
L	37980.04
M	37982.04
N	37983.04
O	37984.04
P	37985.04
Q	37986.04
R	37987.04
S	37988.04
T	37989.04
U	37990.04
V	37991.04
W	37992.04
X	37993.04
Y	37994.04
Z	37995.04
AA	37996.04
AB	37997.04
AC	37998.04

Co	Survey	From	St.	Meters
D	158°	Alzhami	24.0.77	0
A	158°	7494. Ave	22.4	397.4
O	84°	Alzhami	28.1	0
N	18°	Alzhami	16.7	A N
M	18°	Alzhami	16.7	A N
A	18°	7494. Ave	28.7	377.4
P	18°	Alzhami	28.7	377.4
B	167°	Alzhami	28.2	A N
C	172°	Alzhami	28.1	A C

Scale: 1 in. = 25,000

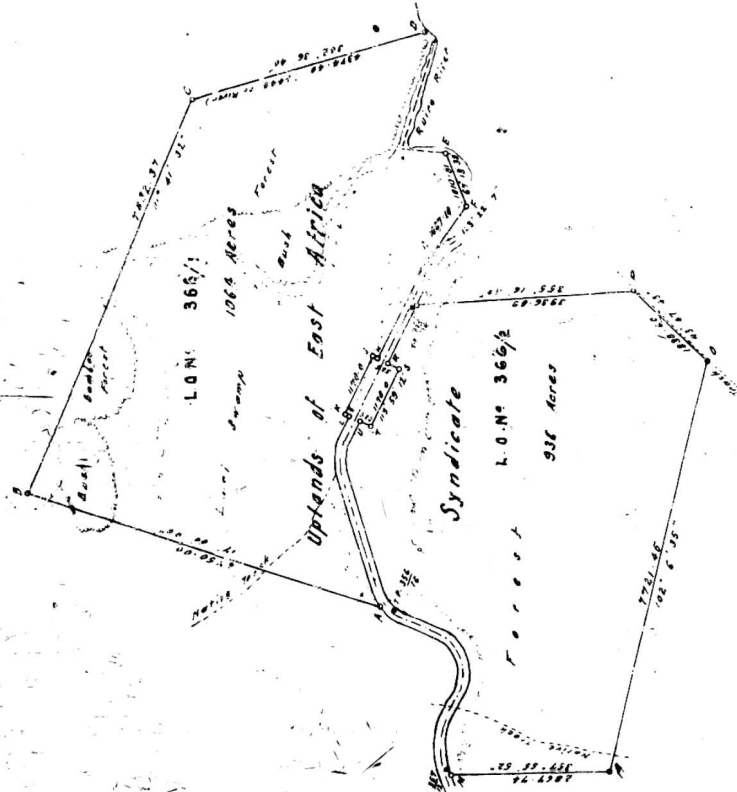


Survey commenced 27. 4. 02
 Survey completed 11. 6. 02
 (100) M. M. Nightingale
 S. S. Surveyor.

Co-ordinates	
A	376488.71
B	376496.93
C	376525.08
D	376569.94
E	376707.89
F	376850.75
G	376912.60
H	376994.12
I	377096.78
J	377189.65
K	377299.68
L	377408.94
M	377523.57
N	377643.74
O	377769.15
P	377894.68
Q	377929.57
R	377975.00
S	378029.10
T	378082.68
U	378129.45
V	378175.68
W	378222.59
X	378268.74

Co-Ordinate	Bearing	From	Dist	Notes
D	159°	Mitcham	24.074	A, D
E	158°	Wing. Dam	12.4	B, E
F	84°	Mitcham	28.1	C, F
G	127° 30'	Mitcham	6.7	A, G
H	18°	Wing. Dam	1.9	D, H
I	1° 30'	Wing. Dam	0.8	E, I
J	167°	Wing. Dam	1.811	F, J
K	172°	Wing. Dam	17.7	G, K

Scale: 1 in. = 25,000



Survey commenced 27. 4. 01
Survey completed 11. 6. 01
1001 H. M. Nighlingale
S. S. Surveyor.

Native Reserve boundary shown very approx.



Eya nala
Pictorial boundary

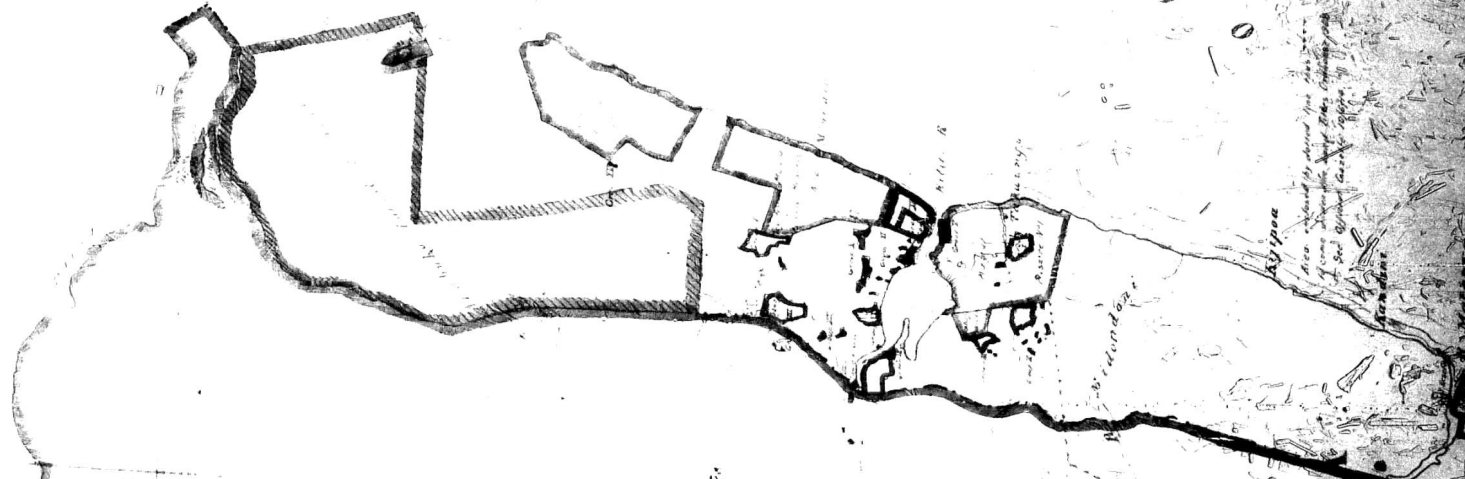
S

A

B

M

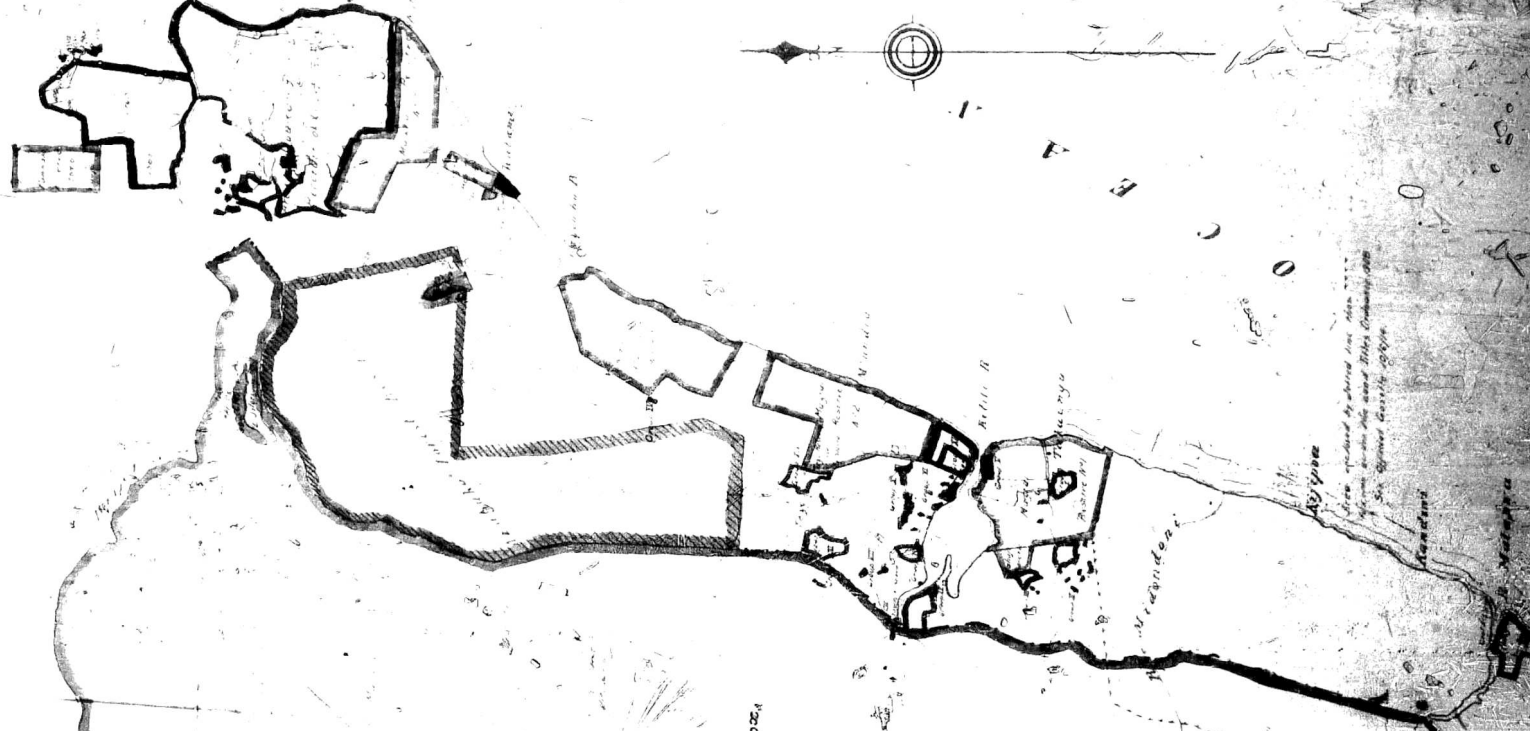




Reserve boundary shown very approx.

Approx
 This sketch shows the location
 of the main building and
 the reserve boundary.

S



Reserve boundary shown very approx.

Area enclosed by thick line has been reserved for the use of the Government. See Report Survey 1904.

Missionary

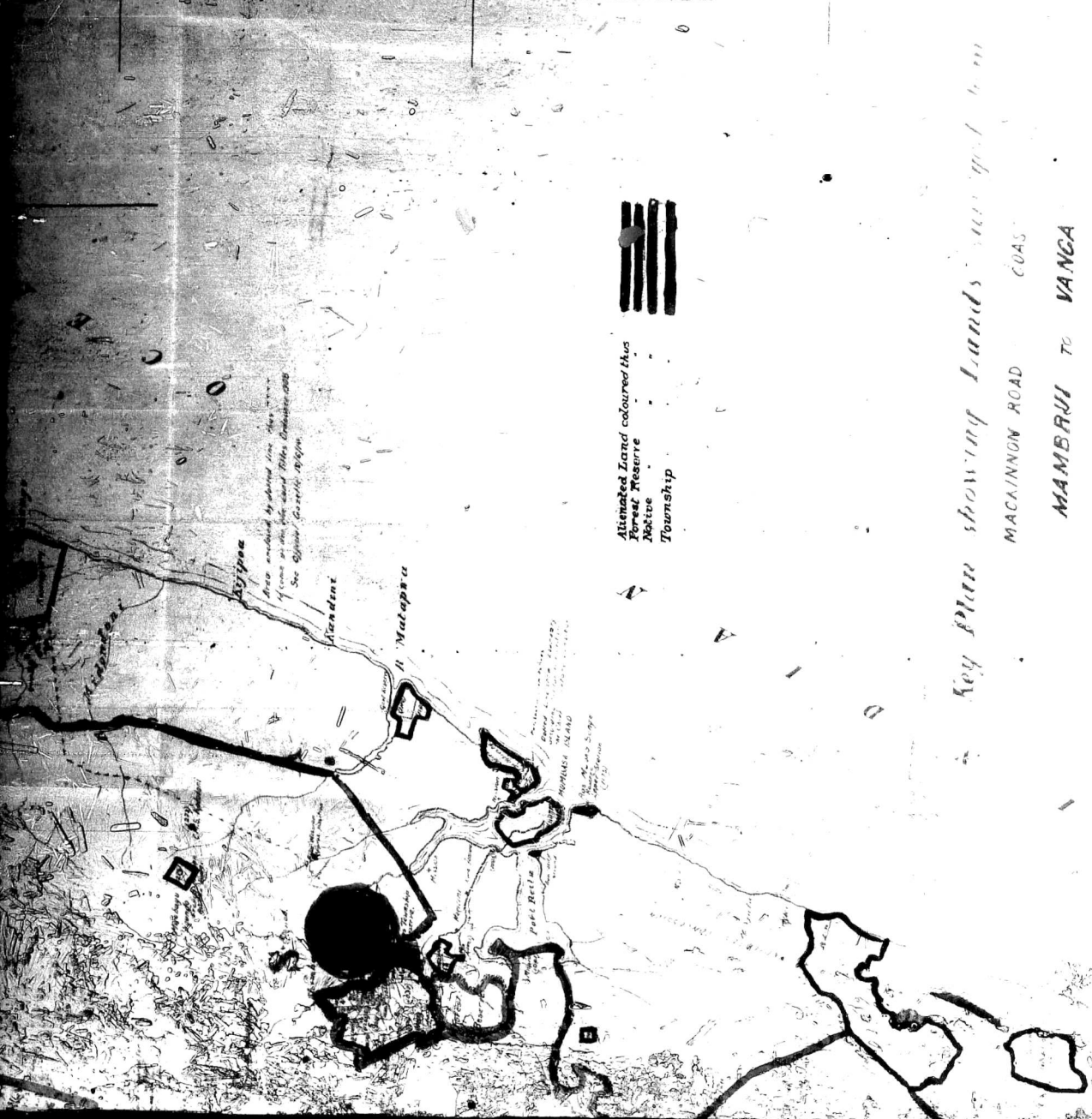
Archie H.

Missionary

Missionary

Missionary





Area enclosed by dotted line has been
 shown as a Forest Reserve. Details taken from the
 Provisional Survey and are not reliable.

Attended Land coloured thus
 Forest Reserve
 Native Township

Key Plan showing Lands surveyed from

MACAINNON ROAD

MAMBURUI TO VANGA

Scale 1:250,000 or 1 inch to 3.937 miles

Map of the Mamburui to Vanga area
 showing the Macainnon Road and the
 Mamburui to Vanga area.

Topographical details taken from the
 Provisional Survey and are not reliable

Gov 4023 Sat
15

29 Apr 1901

See

Gentlemen

With refce to the
^(which took place on the 26th inst.)
interview between

Mr. Harold Osmey
& Messrs Bottomley
& Tennison of the
Dept, I am to
enclose for your
information a
copy of the Survey
plan of the land
occupied by the
~~Asiatic~~ East African
States Ltd for the
purpose of

DRAFT.

Mem
Sutton Osmey
Mendah

MINUTE.

- Mr. Tennison 26.4.01.
- Mr. Read. 27
- Mr.
- Mr.
- Mr. G. Fiddes. 27/3
- Mr. H. Just.
- Mr. J. Anderson.
- Lord Islington.
- Mr. Harcourt.

copy of the plan
sent in 1901

Bacon Factory
I am to suggest
that a copy of
this plan might
advantageously be
attached to the
off case which
it is understood
you are drafting
in accordance with
the instructions received
at the interview
above mentioned.

2 I am also
to request that
you ^{with} ~~not~~
_{to the Col's satisfaction}
transmit the
case a copy of
which was enclosed
in yr letter of
Apr 20 pending
the receipt of

1852

for this is banking
from this dept
72

(Signed) H. P. READ
for the Under Secretary of State