

1924

KENYA

730

C. O.
45035

22 SEP 24

DATE

29th August 1924

Gov. Comynson 1122

CIRCULATION:—

Mr.

Mr.

Mr.

Asst. U.S. of S.

Li. F. Gindler

Perm. U.S. of S.

Part. U.S. of S.

Secretary of State.

Previous Paper

No. of C. 31893
No. of C. 28823

Subsequent Paper

reply recd. by
No. 5706
No. 5122

PRINTED FOR P.S.D. DEPARTMENT
[Inst. 2500] August 1924

Lord Delamere

Exchange of Kidaragua property
for land in Laikipia

Gives further info. in support of his
recommendation regarding —, & trusts
that approval to the proposals will now
be given

MINUTES

Apart from the notice question,
I consider that we have enough
to justify approval of this exchange
viz. the 21,400 acres of agricultural
land shown in blue on the plan
for
in 12446, to be surrendered in
exchange for the three plots of
grazing land (shown in red)
amounting together to 63,095
acres.

On the notice question, I find
that this is not as satisfactory
as our two proposals of
444/25523 v. 444/30121

to produce to the House as 721
showing that the transaction does
not involve inequality or bad faith
to a (!) large body of natives.
Jan.

The general question will be
about come before the House
Committee with the necessary
have to deal with copy as well
historic. In this case,

1) Telegrams and long draft

W.S.J. 239.24

[A telegram is being because both the
Gov. and we are then to question us a
house of]

This has come up two or three
times for reconsideration, but if no full
enquiry had been made before the
date of our departure there has not been
too much time for enquiry, consideration,
transmission by despatch.

The copy despatch now sent (to Nov)
on 20/11/24 (his own name) alters
the position, & and it also makes
a telegraphic reconsideration inevitable
at

to produce to the House a bill
showing that the transaction does
not involve inequality or hard ship
to a (?) large body of natives.
In

The general question will no
doubt come before the House

Committee with the transaction we
have to deal with ~~concerning~~ ~~the~~
betweens. In this case,

19 Telegraphs as it is my draft

W.S.P. 239.24

[A telegram is necessary because both the
Govt. and we are open to question as my
house is]

This has come up two or three
times for reconsideration, but if no full
enquiry had been made before the
date of our telegram there has not been
too much time for enquiry, ~~more~~, or
transmission by telegraph.

The copy despatch was sent (20 Nov)
in G.P. 44248 (business area) alters
the position, & and it also makes
a telegraphic number ~~in~~ ~~at~~

at all events let that disposal
has got out

If any reply please I'll come

in 49848. Double to the right
& the file should be brought up
about 29 Dec

noted

noted

W. A. S. 29. 11. 24
a. l. c.

KENYA

No. 1122.



722J.
GOVERNMENT HOUSE
NAIROBI
KENYA

PRINTED FOR PARLIAMENT

[Cmd 250] August 1923

29th August, 1924.

C.O.
45035

Sir,

With reference to the marginally-noted correspondence, on the subject of the proposed exchange of land in Laikipia with the Right Honourable Lord Delamere, I have the honour to inform you that I am advised by the Chief Native Commissioner that none of the land in question is in or near any Native Reserve and that no natives have any rights in that area. I attach a copy of his memorandum of the 16th August.

2. It is the case that a certain amount of criticism has been aroused by the proposal, which appears to be based on personal objections to a large landowner acquiring a further large extent and in ignorance of the facts. Lord Delamere has intimated through his Manager that " in view of so many other people apparently wanting this land, as far as he is personally concerned is quite willing that the area in question should be put to good use in smaller blocks, and show further below provided such can be done." As I have already explained, this ^{alternative} ultimatum suggested is not in my opinion to be considered on economic or any other grounds and I see no reason to vary the recommendation contained in my despatch under reference after further consideration and reference to local bodies.

3. I am advised that the Ndaragua property which will revert to the Crown in the event of the exchange being

approved -

RIGHT HONOURABLE

J. H. THOMAS, P.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S. W.

atch to
No. 195 of
2-24:
\$80.12446
from C.O.
ed 28-3-24:
\$80.12446
o. from C.O.
749 of
7-7-1924.
96 28523
sp. from
O.No. 450 of
7-7-1924.
96 30121

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approved with certain additions of unalienated Crown Land is capable of division into 20-30 good agricultural holdings and should provide one of the healthiest and most attractive township sites in the Colony.

I attach a copy of a plan of a provisional scheme of alienation.

4. On the other hand the area which would be granted to Lord Delamere and which comprises 20 farms is reported to be suitable only for a sheep ranch on a large scale. These farms were either not taken up or were abandoned by the original allottees for the reason that they do not present an economic proposition unless amalgamated and developed as a single unit. I attach a report by the Acting Director of Agriculture in this connection.

5. The alternative methods of disposing of these 20 farms would be to include them as they stand or in groups in the next auction list, or to offer them subject to grazing leases. I am advised, however, that the proceeds of the sale of groups of these farms would not be commensurate with the amount which would accrue to Government from the sale of the Ndaragua property.

6. It has been represented by the Laikipia Farmers' Association that the present farms in Laikipia are so small and sub-divided that they are not sound propositions, and that those who have committed themselves find it essential to obtain extensions in the vicinity of their present holdings. It would appear, however, that the grant of these 20 farms to Lord Delamere will not prevent the present Laikipia farmers from obtaining further land as there is a very considerable acreage of similar land available for alienation in the usual way, or on a system of grazing leases. Hitherto

only 7 definite applications have been received in respect of the area proposed for exchange to Lord Delamere and these would by no means provide for the full utilisation of that area. It is my considered opinion in view of possible extensions elsewhere that it is not desirable in the circumstances to preclude the alienation of this land as a single ranch and so ensure its most advantageous development. In the circumstances I am not satisfied that the land in question can be put to good use in smaller blocks as contemplated in the proviso made by Lord Delamere's Manager.

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31074

7. The position of those Ex-Soldiers, who failed to secure farms under the Ex-Soldier Settlement Scheme in 1919 is entirely different and has been dealt with fully in Kenya despatch ~~No. 724~~ of the 21st May. In any case as private purchasers the interests of unsuccessful participants in the original scheme are better served by the offer at auction of good agricultural farms than by the allotment of grazing farms none of which can be worked successfully alone.

8. Under these circumstances, I trust that you will now approve the proposed exchange with Lord Delamere.

I have the honour to be,

Sir,

Your most obedient, humble servant,

R. G. Gordon

G O V E R N O R .

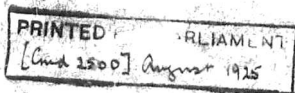
P.A.10/2/5/35/2.

Department of Native Affairs,
Office of the Chief Native Commissioner,

Nairobi,

725

August 16th, 1924.



The Honourable,

The Colonial Secretary,

N a i r o b i .

Ref. your S.22235/12/3 of the 14th inst:

I have just received from the Acting Director of Survey a map illustrating the lands affected by the proposals for an exchange with Lord Delamere.

2. None of the land in question is in or near any Native Reserve or proposed Native Reserve, and no natives have any rights over any of it. Any natives who may have been found recently on the farms in the northern block were trespassers.

Sd. G. V. Maxwell.

CHIEF NATIVE COMMISSIONER.

20th. August, 1924.

The Honourable,
The Colonial Secretary,
Nairobi.

PRINTED FOR PAP. A. MENT
[Cmnd 1576] August 1925

728

Sir,

Your Telegram S:22957/5 Dated 14th. Instant.

In reference to your above-quoted telegram, I would say at the outset that I have not made that very thorough examination of the land in question that I should like to have done remembering the circumstances and the need for more than ordinary care in the matter.

However, from what I have been able to see on my recent visit and from what I know of the area from previous visits I am able to report with confidence.

(1) The exchange is undoubtedly suitable to Lord Delamere in that he owns the live stock which enables him to utilise the area to be given in exchange for Mdaragus.

(2) The Mdaragus land is most certainly not suitable for subdivision into small farms of from 400 to 600 acres. The District Committee in reporting adversely regarding the subdivision of Mdaragus into "small farms" took as the average size of a small farm. Mdaragus is suitable for subdivision into areas of from 1500 to 1700 acres depending on the proportions of cultivable arable land. This I understand is what was intended by the Government and I agree.

(3) The arrangements as revealed to me by the Commissioner of Lands struck me as fair and reasonable. I would unhesitatingly value Mdaragus land at at least the value of the Ng'arai Valley land which is the best of the land offered in exchange. The rental adjustment from 6 cents per acre to 20 cents per acre and the development conditions of the proposed exchange seem from a business and development point of view. It is presumed that any rental adjustment in the proposal to surrender Mdaragus for 43,000 acres at the rental of 6 cents per acre should preferably be chosen.

(4) I would recommend Government to conclude the business if it is merely the question of value which causes hesitancy.

I have the honour to be

Sir,

Your obedient servant



N.B. AREAS RANGE FROM 500 TO 1000 ACRES.

* RIVERS — PERMANENT.

IN REPLY PLEASE
QUOTE No S. 22957/5/73.

AND DATE



729

THE SECRETARIAT,
COLONY OF KENYA AND THE EAST AFRICA PROTECTORATE,
NAIROBI.

RECEIVED
29 SEP 1924
2nd
POL OFFICE

September, 1924.

The Colonial Secretary, Kenya Colony, presents
his compliments to the Under Secretary of State for
the Colonies, and with reference to paragraph 2 of
Kenya despatch No. 1122 of 29th August, 1924, requests
that the word "alternative" be substituted for
"ultimatum" in the tenth line thereof.

Copy 45335

M. Robinson

29/9/24

alteration

with reference

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25 SEP

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Henry a
Caded osant
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24. 7. 1925
730

24 September

PRINTED FOR PARLIAMENT
[Lond 2500] August 1925

Cost Est
DRAFT.

paid

Your despatch of 29 August
1122² for I must ask for
fuller consideration of points
raised in my despatch of

MINUTE.

(20121) 17 July 750 also as to

- Mr. Newson
- Mr. 26/9/24
- Mr. 2
- Mr. C. Davis

length of occupation by
nation concerned and use

Mr. U. Grindie

24/10/25 they make of the land ☉

- Sir H. Road.
- Mr. H. Lambert
- Mr. J. Masterton Smith
- Mr. G. ...
- Mr. ...
- Mr. Thomas
- Director of ...

(Should be glad also to
receive report on Koldaike
question see my despatch

(25523) 17 July 749 ☉

Matter of notices on

unlawful Crown land
requires your most careful
attention as I should not
be able to effect removal
simply on ground of
absence of legal right.