

1924

KENYA

172

S.O.O.
3472



to 6 light
copies sent to Dr. Patterson
copy + copy notes & ...

Handwritten notes:
1. ...
2. ...
[with the copy of the ... which
be returned - it is the duplicate]
should go ... to Dr. Patterson
for any ...
to the ...

Subsequent Paper
Jep/49806

3. The same copy of the print, with ...

1. Mr. Strachan's A.D. 18
 showed them go to Dr.
 Balfour for approval and
 for him to suggest a time
 for discussion with Dr.
 Hunter & Mr. Paterson. He
 should as soon also have
 a copy of Dr. Paterson's
 theory of when received
 they seem appropriate
 and useful, and also
 a copy of his old
 minute in 23449 with
 any way in it notes &
 of my typewriter
 minute of 23.6.24.
 Dr. Balfour should also have
 the map which is under
 the H. The seal of the
 plans are in my room.

G. C. S.

4.8.24

am

When in town
 leave from Dr. Pat.

SR 24

N.B.
 This minute
 for Dr. Paterson
 to be in the
 - brought up
 16/10

On my return from leave at
 the beginning of September, I was
 approached by Dr. Paterson with a view
 to a meeting with him, Mr. Baker
 (Director of Surveys) Dr. Hunter,
 (M.O.H., Mombasa) and Mr. F.A. Dickson
 (District Commissioner, Mombasa), and
 himself, at which this matter could be
 discussed. Dr. Balfour was not then
 available, but we had a preliminary
 meeting, followed by a discussion with
 Dr. Balfour on the 26th September, at
 which the same were present, except
 Dr. Hunter who was ill.

The position is, I hope,
 sufficiently shown by my minute to
 23449 with the memo. to
 Dr. Balfour of the 22nd September,
 which I annex, and it is hardly
 necessary to record the two discussions
 in full. Dr. Balfour considered
 the scheme quite suitable, so far as
 he was able to judge, from the
 sanitary point of view, and referred
 only to two points, namely, the
 desirability of more open spaces,
 and the question of sewerage disposal.

With regard to the first,
 it was pointed out that the whole
 area was not large, and that in
 addition to the open spaces marked
 green on the plan, there would always
 be other areas (e.g., the ^{Centres} Centres and
 the ^{Plotland} vicinity) a great deal of land,
 (unbordered on the plan) near the
 north eastern bay, much of the port
 areas, and the south-eastern part where
 the

SR 21

N.B.

This meeting
for the 23rd Sept
to be on 23/9/49
- bring to a prompt
close 16/10

On my return from leave at the beginning of September, I was approached by Dr. Paterson with a view to a meeting with him, Mr. Baker (Director of Surveys) Dr. Hunter, (M.O.H., Mombasa) and Mr. F.A. Dickson (District Commissioner, Mombasa), and himself, at which this matter could be discussed. Dr. Balfour was not then available, but we had a preliminary meeting, followed by a discussion with Dr. Balfour on the 26th September, at which the same were present, except Dr. Hunter who was ill.

The position is, I hope, sufficiently shown by my minute to ^{23/9/49 with the memo. to} Dr. Balfour of the 22nd September, which I annex, and it is hardly necessary to record the two discussions in full. Dr. Balfour considered the scheme quite suitable, so far as he was able to judge, from the sanitary point of view, and referred only to two points, namely, the desirability of more open spaces, and the question of sewerage disposal.

With regard to the first, it was pointed out that the whole area was not large, and that in addition to the open spaces marked green on the plan, there would always be other areas (e.g., the ^{Centres} ~~centres~~ and the ^{of the} ~~vicinities~~) a great deal of ^{land} (unbordered on the plan) near the northern eastern bay, much of the port area, ^{and} the south-eastern part where the

the golf course runs along the ^{cut} ~~cut~~, which would remain open, while in addition the building regulations precluded any close building to be developed.

On the second point, Dr. Balfour was assured that the scheme was exactly suited to the ~~advice~~ ^{advice} which necessary, of water borne sewerage scheme, with the exception one or two places on the west of the area to be developed, where a separate gravity system of sewerage would be required, or pumps ~~be~~ necessary to reach the level of the main sewerage system. Also, there would be sufficient ~~water~~ ^{water} for such a scheme, as the supply from the ~~main~~ ^{main} Hills is ~~abundant~~ ^{abundant} and it is only a matter of opening up on additional mains.

I think that there is no doubt that we have to face the necessity for the development of ~~the~~ ^{the} island which has hitherto been held up, not only by the uncertainty of ~~the~~ ^{the} location but also by the absence of a plan, and that this is not only the cheapest scheme to be devised, but also is the only sort of scheme which is practicable without undue disturbance of the boundaries of the plots already marked out. We have very elaborate plans showing exactly how each plot is to

be

be dealt with. There are great changes of shape; but the reduction of

... that the ... should go through without ... and for ... upon the ... Mr. ... see that the ... of the scheme are fully explained. A certain measure of agreement has been obtained and with a little trouble it should be possible to convince all the land-owners that a scheme which will give

to

to what is ^{practically} waste land, its true value as an urban area, is to their advantage (especially as they will not have to pay for the roads), in spite of the slight reduction in the area of their holdings, and the small rate they are required to pay. It is, however, that, according to the information given at the meeting, the proposition should be made to Sheikh Ali bin Salim, the Aga Khan, who is by far the largest Arab in Kenya. The Government would be pleased to see the owners and tenants of the 912 acres of land, which is not at present occupied except so far as the present landowners in parts of the island and will be subject to the general rate. It is suggested by the local officials with whom we have discussed the matter, that improvement of the old town as funds permit, by driving proper roads through slum areas, is essential. But this means a reduced population in the old town, and it must therefore wait until accommodation elsewhere on the island is available as a result of this scheme. It is, I think, essential that we should show that the old town is not going to be neglected indefinitely, and that the Governor should be informed

informed

informed that a certain sum, (say 250,000 as a beginning) should be earmarked for future expenditure on improvements in the old town.

Subject to this, I think we should now reply to the Governor's despatch, recounting the discussions which have taken place and enclosing copies of the scheme as revised by Mr. Strawbridge with copies of his explanatory memoranda. We should say that, subject to the Governor being able to assure the Secretary of State that the scheme can be put through with general acceptance by those concerned, the S. of S. approves of its adoption, and, on receipt of the Governor's assurance, he will take steps for the engagement of a competent Municipal Engineer who will be responsible for carrying the work through. As regards the old town, the importance of seeing that it will not be neglected should be emphasised, and my suggestion that a sum should be earmarked for improvements in the old town should be put forward for the Governor's consideration.

Helps to on all
of 22/10/49
for 49806

6.10.16

J. Salfour

The annexed papers and plans (which I have now
will bring back to you on the 10th of the month. I will
you the nature of the scheme and its general character.

The first part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The second part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The third part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The fourth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The fifth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The sixth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The seventh part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The eighth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The ninth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The tenth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The eleventh part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The twelfth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The thirteenth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The fourteenth part of the scheme is to build a town of about 5,000

acres) and to divide it into blocks of about 100 acres each.

The fifteenth part of the scheme is to build a town of about 5,000

would

would develop certain parts of this area for warehouse and industrial purposes.

- (4) A residential area in the extreme north of the Island (edged in blue) which will be further developed under the scheme.
- (5) An unbordered area on the north-east which is in government or G.M.S. hands, and is intended for hospital and other special purposes.
- (6) The interior part of the Island which is fully sold or leased out except for comparatively small blocks of Crown land, and on which development has been held up for many years firstly, owing to ^{consideration of the} ~~the Government's~~ policy of segregation, and secondly, owing to the absence of roads for development purposes. ^{There has been some} An exception ^{development} ~~in this is~~, of course, where roads already exist, particularly along the belt running east and west from the southern part of the old town and to the south of the Kilindini road (broad yellow).

For the development of this internal part of the Island it is necessary not only to lay-out and construct roads, but also to align them so as to interfere to the least possible extent with the boundaries of the estates already allocated. This consideration has determined the proposed lay-out, which is such that it is hoped that any reduction or alteration of areas will be counterbalanced by the increased value of the land, which has at present only an agricultural value.

would develop certain parts of this area for warehouse and industrial purposes.

- (4) A residential area in the extreme Island (edged in blue) which is developed under the scheme.
- (5) An unbordered area on the in government for hostels and other official purposes.
- (6) The interior part of the Island is fully sold or leased out except for comparatively small blocks of Crown land, and on which development has been held up for many years firstly, owing to the absence of roads for development and secondly, owing to the absence of roads for development. *Re-allocation* in this is, of course, where roads exist, particularly along the road running east and west from the southern part of town and to the north of the Kilindini road (broad yellow).

For the development of this interior part of the Island it is necessary not only to lay out and construct roads, but also to align them so far as possible to the least possible extent with the boundaries of the estates already allocated. This consideration has determined the proposed lay-out, which is such that it is hoped that any reduction or alteration of areas will be counterbalanced by the increased value of the land, which has at present only an agricultural value.