



EAST AFR. PROT.  
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REC'D  
DEC 22 1913

Kelfield  
1913  
30 Oct  
Last previous Paper  
for  
36867

Sanitation of Mombasa

Submit detailed obis on recommendations made in Prof Simpson's report & extent to which it may be found possible to put effect to the more important of them

Print - & bring before the T.A.S. as soon as possible

at home  
H. J. R.  
27/12/13

Circulated to TAMS Committee 2 Dec. 1913

The Fisheries

Extract from minutes of both meetings of the TAMS

Committee 9 Dec. 1913:-

The Committee considered the despatch from the E.A.P. on the subject of Prof Simpson's scheme for the sanitary improvement of Mombasa but decided to postpone further discussion until after Prof Simpson's return to the country. 11/12/13.

Mr. Billingsley

Mr. Reed

Wait accordingly  
12/12/13

Wait  
next subsequent Paper  
5  
24002/14

Dr. G. Zedler

I think that this can  
safely wait. The anti-plague  
measures are in force & the land  
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effect to much of Prof. S.'s  
scheme is being steadily brought  
up by the Govt. You will be  
interested to see the accompanying map  
which shows the H. J. R.  
Scheme at a  
- glance.

12/21/13

Alonec  
P. 15. 12. 13

S-R to re-arrange  
the Prof S. answer

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12/21/13

Alone

Dec. 15. 12. 13

S-R to reassemble  
the Prof. S. answer.

22310  
EAST AFRICA PROTECTORATE

CONFIDENTIAL No. 140

442  
GOVERNMENT HOUSE,  
NAIROBI, MOMBASA, &  
BRITISH EAST AFRICA.

30th October 1913.



Kr  
36867  
Sir,

With reference to Mr Bowring's confidential despatch No. 132 of the 3rd instant, I have the honour to state that I have carefully examined the report on the sanitation of the Island of Mombasa, which has been furnished by Professor Simpson, and have discussed the recommendations contained therein with Messrs Bowring and Hebley. We have also fully considered the extent to which it may be possible to give effect to the more important of these recommendations by expenditure of the sum which has been placed at my disposal for the purpose of acquiring land on the island.

2. You will have gathered from examination of the map which accompanies the report that the Professor's proposals include the whole of the land in the island; and, while it appears clear that the adoption of his suggestions and the completion of the arrangements embodied in them would effect the maximum of improvement over the whole area, it is difficult to avoid the impression that the scheme partakes somewhat of the nature of a counsel of perfection.

THE RIGHT HONOURABLE

LEWIS HARCOURT, F.C., M.P.,

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S.W.

\* No 36867

Mad. L. Jan - 1882 - 40

perfection inasmuch as it disregards the all important question of expense and the difficulties presented by complicated problems of private ownership.

3. The contents of the first six paragraphs of the report present an accurate and by no means exaggerated description of the present condition of the old native town; and it is a source of satisfaction to me to find that the Professor appreciates the enormous difficulties which would be attendant on an attempt to effect any radical amelioration of its deficiencies by means of a comprehensive drainage scheme, and prefers to attract the population to healthier surroundings by the means proposed in clause 2 of his paragraph 9.

The construction of the surface drains which are indicated on the map and the rehabilitation of the roadways will not involve the Government in any very large expenditure, and it is my intention to make provision for this service in the Estimates for the coming year in order that such improvement to the existing township as is practicable may be affected with the least possible delay.

4. I fully endorse the Professor's proposal to effect reduction of the congestion which exists in the old town, by removing persons of the labouring class to suitable locations - by providing an alternative area for a native town, and by giving to those Europeans who are at present compelled to reside in undesirable proximity to the native quarter opportunity to settle in the area which has been earmarked for their use.

5. As regards the first of these sections of the population,

population, the recently acquired block at Makupa is available for them. The area shown on the map at the site for the model town is a suitable situation to which to divert those of the trading classes who may be willing to vacate their present tenements, and, inasmuch as the cost of conservancy in the old town will be much in excess of that of the same work in the new location, it may be found possible to encourage their removal by imposing somewhat lower rates in the case of the new situation.

There can be no question as to the propriety of providing sites in the European residential area for all who require them, but the limited space now at the disposal of the Government does not permit of these requirements being complied with until the Watangana litigation has been brought to a close. In this connection I would record my entire agreement with Professor Simpson that the whole of the area coloured buff on the map should be reserved for European residences, and that it is desirable that Captain Grogan's concession should, if possible, be incorporated therewith. This area was, as you may remember, granted to him in connection with his upcountry timber concession; but, as it is now apparent that it is undesirable that it should be used for other than residential purposes, I submit for your consideration that it may be well to negotiate with the owner, who, if granted facilities in another part of the island, might be induced to develop the block solely for European occupation.

5. All possible attention is being given at the present time to the matters referred to in paragraph

paragraph 7 of the report, and I hope that the Conservancy will shortly be in a position to deal with those parts of the island which are included in or adjacent to inhabited areas.

7. Professor Simpson is of opinion that the most important feature of his scheme is the open zone regarding which his reasons are expressed in his paragraph 11. I have no desire to dissent from an opinion emphatically expressed by so distinguished an authority, but I cannot conceive it to be necessary to maintain so wide an area as an open space merely in order to place a dividing belt between the European and native divisions; also I am doubtful if the African and Asiatic communities will appreciate or take advantage of the "facilities for open air exercise and the enjoyment of the amenities of town life" to an extent commensurate with the cost which the acquisition of that space will entail.

8. The uses to which the remaining divisions are to be put are sufficiently explained in the report, and the only criticism which I have to offer regarding them is that, while the ends which are sought to be attained are eminently desirable, the question of the means by which they are to be effected has not been discussed or solved.

This observation applies particularly to the area coloured blue on the map and designated the European business quarter. It consists largely at the present time of garden and orchard properties, interspersed with substantial country houses owned by wealthy members of the Arab and Indian communities, who certainly will not be willing to

co-operate

co-operate in any scheme which contemplates the disposition of their land for other purposes and who cannot be dispossessed of it except at prohibitive cost. In this instance, and in other cases where interference with native properties is suggested, it is not apparent to me that effect can be given to the recommendations made, even if the necessary authority is conferred by special legislation, without incurring expense which this Protectorate is not in a position to face.

9. I understand that Professor Simpson proposes to draft a Public Health and Buildings Bill designed to vest in a local authority power to enforce compliance with the scheme of reorganisation which he deems to be necessary. I am not aware whether he proposes to include in that draft any procedure which will prove to be a solution of the above-mentioned difficulties, but if such is not forthcoming I am afraid that some of the leading features of his scheme must be adjudged to be impracticable.

10. I do not desire to comment at present on the Professor's suggestions regarding the formation of a municipal board and sanitary authority. You are aware that the question is now under consideration and that consultation is proceeding with the Chamber of Commerce, and with the representatives of the foreign communities, with the view of elaborating a working arrangement. It would therefore be premature to forecast the form which the constitution of the Board shall take, or to discuss the nature and extent of the duties and powers to be vested in its officers, until the scope of the law which is to be administered has been determined.



11. Finally, turning to the question of the expenditure which is being incurred in the acquisition of land on the island, it is satisfactory to note that all the blocks which have been purchased, as well as those regarding which negotiations are now proceeding, will work in with the Professor's proposals. I have gone carefully into the figures with the Chief Secretary and Mr Hobley, and we estimate that, when the purchases regarding which negotiations are now pending have been concluded, a balance of about £20,000 will remain out of the £50,000 which has been approved. The area of the proposed open zone is 114 acres, and we estimate that it will cost not less than £300 an acre - probably £350 is nearer the mark. At the latter price the cost in round figures will be £40,000, so that funds are now available to effect the purchase of about half the area. It is proposed that the available balance shall be expended in this direction as opportunity offers.

I have the honour to be,

Sir,

Your humble, obedient servant,

*A. Conway Bejard.*

GOVERNOR.