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EAST AFR. PROT.
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Number 715
Date December
Previous Paper 1181

E.A. SYNDICATE'S CONCESSION

The Director of Agriculture's report on development. Considered that on the whole it is reasonably satisfactory.

~~Missisipy~~

Sir G. Fiddes.

It is evident on this information that we cannot go for the Syndicate for failure to fulfil their obligations as to development. It is also practically certain that we could not have done so even in the middle of last year, and that the extent to which we could have gone would have been to attempt to bluff them into signing ^{the} supplementary agreement.

As matters now stand, we must simply go upon the ground that they have definitely committed themselves to the supplementary agreement by their correspondence with us. In this connection we must now wait for the report which we have called for from the Governor by our despatch of the 23rd January on M.I./1181.

Part 4?

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Subsequent Paper

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Mr. Butler

7. Remains for 9 on Sept. 11/11

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Sir P. Girouard is going to discuss the
question with us. I understand

Wait a month

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May 15.

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GOVERNMENT HOUSE,
NAIROBI, 27 12
BRITISH EAST AFRICA.

December 28th 1911.

EAST AFRICA PROTECTORATE.

(No. 715)

(Incl. 1)



Sir,

In continuation of my telegram No. 279 of the 27th instant, I have the honour to transmit herewith the Director of Agriculture's report on the development completed by the East Africa Syndicate.

2. Though Mr. MacDonald expresses a doubt whether one of the farms, that known as Neivesha, is sufficiently equipped as regards buildings, still the work done on the others is so much in excess of the Syndicate's minimum obligations that I think you will agree that we may reasonably be satisfied.

3. It is not quite certain how much development was actually completed by July 19th but in all probability practically the whole of the existing buildings were finished by then.

I have the honour to be,

Sir,

Your humble, obedient servant,

E. P. G. Howard
GOVERNOR.

THE RIGHT HONOURABLE
LEWIS HARCOURT, F.C., M.P.,
SECRETARY OF STATE FOR THE COLONIES,
DOWNING STREET, LONDON, S.W.

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Report

Encls with

RECEIVED

In Date of 7th Oct 1912

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27 JAN 12

DEPARTMENT of AGRICULTURE,
NAIROBI.

December 22nd 1911.

Sir,

I have the honour to submit herewith my report on five farms (of not less than 5,000 acres each) which in accordance with an agreement entered into by the East Africa Syndicate, had by the 12th July 1911, to be adequately equipped to the satisfaction of the Director of Agriculture, with dwelling, tools, implements and fences, and also the live and dead stock necessary for the use and development of the land for agricultural and ranching purposes.

In the first place I should like to point out that the wording of the agreement is somewhat ambiguous.

By the term ranching, which is employed, we usually understand the raising of stock only, and by Agricultural farming, the raising of crops, which may combine also the raising of a limited number of stock, in other words, mixed farming.

I take it therefore, that if the farms on the Syndicate property, which are only adapted for ranching, and those which are most suitable for Agricultural farming, are equipped and stocked accordingly, the conditions may be said to have been fulfilled.

Four of the five farms, are, in my opinion only suitable for ranching, and in fixing a standard in respect of development, I have taken as a parallel the Government stock farm at Naivasha. This farm is contiguous to three of the farms under discussion, and within a few miles of the fourth. Furthermore, the conditions

as regards climate, soil and herbage are practically identical. This being so I have no hesitation, from a practical standpoint, in classifying them under the same head.

The fifth farm under development is situated at a higher altitude, with a heavier and more regular rainfall and may be classified as an agricultural farm in accordance with the definition given above.

On the 4th of October, 1909 a return of inhabitants and live stock that were on the property was called for. On the 11th December following, Mr. A. Gray the manager at that time submitted the following list, viz:-

Europeans,	Male	4,
"	Female	1,
Africans (approximately)		90,
Sheep		15800
Pigs		14,
Cattle		35,
Horses mules and donkeys		26.

On the 1st September 1910 I visited the property and submitted an interim report. At this date the stock in the various farms was as follows:-

Sheep (approximately)	20,000,
Cattle	160,
Pigs	65,
Horses mules and donkeys	26.

In this report I stated I did not consider the Syndicate land equal to carrying more than two sheep to three acres and with the stock then on the Farms, and provided certain necessary buildings were erected, that the conditions as regards development would be fulfilled.

I was, unfortunately unable through press of other work to visit the property on the 11th July last, but I have every reason to believe that the buildings in existence now were completed by that date. The

The buildings are referred to in detail in the description of the various farms.

On this date or rather on the 30th June when stock were tallied, the following was the count submitted by Mr Hill the manager; Viz:-

Sheep	30,843,
Cattle	523,
Horses	15,
Mules	6,
Donkeys	21,
Pigs	244,
Goats	143,
Poultry	53,

I visited the property on the 16th of December last, and in that and the three subsequent days made a careful inspection of the five farms under development, on which I submit the following statements and remarks; viz:-

1. Gilgil Farm. On this farm there are the following buildings, erections etc, and stock:

Dwelling house, (valued at)	£400,
Bachelors quarters (stone)	£360,
do do (wood)	£60,
Wool shed	£60,
Stock yards	£200,
Stabling	£20.
Wheal grinding shed, with two grinders worked by a Pellison wheel, (total)	£100,
One Massey's proof enclosure for sheep, covering 10 acres,	£100,
One do do	£20,
Dipper,	£20.

The moveables comprising, waggons, implements, wool presses, dairy utensils, are valued at £500.

Live stock:

Sheep, native grade and merinos,	7,124,
Cattle, pure breeds and grades breeding stock and working oxen,	335,
Pigs, (slaughter)	35,
Horses,	5,
Donkeys,	23.

This farm is not suitable for dry land cultivation, the climatic conditions being unfavourable; but a dam has been constructed across the Gilgil River at a cost of about £100, and a furrow taken out and some 30 acres of crops comprising, Lucerne, Rape, Carrots etc are grown under irrigation.

One hundred to one hundred and fifty lbs of butter is made weekly in the dairy, and from 300 to 1,000 acres of scrub land has been thinned out and the land converted into good grazing.

The farm is the head-quarters of the manager: four other white men are employed on it.

2. Laikipia Farm.

This farm is under development as an agricultural proposition. The buildings comprise:-

A stone dwelling house, value,	£300,
A cedar built shed 150ft x 30ft fitted with loose boxes and grain store loft for forage,	£300,
Implements, waggons etc	£130,

Live stock:

Sheep (native)	2,023,
Cattle (native)	112,
Mules,	1.

There are a number of huts on the farm of a temporary nature which have not been valued. There is also what is intended for a cow stable, a cedar building 150ft x 30ft, but as the roof is not yet finished this structure has not been valued.

Some 400 acres have been brought under cultivation, but only about 60 acres has as yet been cropped: an excellent crop of barley on 25 acres is now being harvested, and small crops of linseed and peas are nearing maturity.

One white man is employed on the farm.

3. Gilsil Ridge Farm.

This farm like Gilsil farm is unsuitable for dry land cultivation, and is run as a ranch. The buildings and structures comprise:-

A stone dwelling house, (value)	£300,
Cedar log house,	£100,
Cattle sheds and boma,	£100,
Digger,	£30.

The live stock consists of:-

Sheep, native wethers, ewes and weaners,	9,455,
- Grade lambs not yet entered in books,	3,136.
Cattle, native cows, 64,	
Half-bred calves, 44,	
Pure bred bull, 1,	
Hules, 1,	

One white man is employed.

4. Maloxa Farm.

This farm is also run as a ranch.

The buildings and structures comprise:-

A stone dwelling house, (value)	£300,
Cattle sheds and boma,	£100,
Other buildings including the old dwelling house,	£50,
Two leopard proof bomas,	£50,
Digger and drafting yard,	£50,
Pig yard,	£10,
Bridge over Lorengat River,	£75.

The live stock consists of:-

I may state that seventy to one hundred miles of fencing have been erected on the property. Some of the wire has been stolen by natives, and many of the poles have fallen to the ground through grass fires, and damage has been done by game.

A large amount of money has been spent in enclosing large areas, but the fences in their present condition are of no value except as land-marks, and have not therefore been taken into consideration in the report.

I have the honour to be,

Sir,

Your obedient servant,

A. Maed

Director of Agriculture.

The Hon. Acting Chief Secretary.

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REGISTERED No

Y8435/11 E.A.P.

NOTICE TO BINDER.

PLEASE LEAVE SPACE HERE FOR INSERTION OF 6 SHEET

From

Admiralty

Date

10 Mar.

Subject

C.O.C memo 431 M

(Paper not available at time of binding.)