

EAST AFR. PROT.



No. 37184

C.O.  
37184  
12 OCT 08  
409

Office or Individual.

Herbert Lord

(Subject.)

Mwele Forest Concessions

1908

10 Oct.

Explains further proposals submitted at his interview at Co. 12 Sept. - asks that for the Committee by tel. - Request revision of decision on financial proposals.

Last previous Paper.

W  
33628

(Minutes.)

Mr. Antides

I am strongly opposed to making any further concessions to Mr. Nelson in this matter; particularly as Mr. Burton Wright, the Land Officer, tells me that he has received several applications from private planters for 2000 or 3000 acres on the coast which he has been obliged to refuse because the whole of the available land

Copy come for by 593 26 Oct 08  
Copy come Co 2000 to 1159 1/2

Subsequent Paper.

49/10/08

is earmarked for these British  
-regian grants to Lt. Nelson  
of the Highlands of E. Africa  
Syndicate.

Reply that the P.P. on common  
was no more to say the  
condition of the original lease  
is that "All native rights  
in & on the said land or  
any part <sup>thereof</sup> shall be removed  
and that he cannot agree  
to any relaxation of the condition  
that \$16000 shall be spent

on permanent improvements  
to the land within 5 years  
especially as he is advised that  
the average cost of bringing land  
into cultivation is about  
\$5 per acre.

Add in refer to the last  
par. that he will see from  
par 14 on p 32 of Party Paper  
Ch. 4814 sent him in our  
last letter, that the rest of  
2nd class land, which the

~~will not~~  
local authorities have found this land  
to be, is 2<sup>d</sup> per acre  
(Lt. Nelson has never read it  
clear to me that he & his friends  
have any definite plan in their  
mind for the development of this  
land; & I am inclined to regard  
his proposal as simple Company  
promoting) W.M. 12/10 410

That is so, I am afraid. He  
told me at one of our earliest  
interviews ~~that he was independent~~  
~~in the matter~~ that he was  
to have \$200 a year as Chairman  
of the Company, and this seemed  
to be his chief interest in the  
matter. It is always difficult for  
us, when a new country is being  
opened up, to resist the impulse which  
is put upon us to make large grants  
to people who promise great things.  
But the history of such grants - of  
the grant to the Atlantic Gold fields

Corporation in West Africa or  
that to the East Afr. Syndicate  
in East Africa, is not encourag-  
ing. If Lord Waterman's syndi-  
cate is not prepared to accept  
the terms which we have offer-  
ed, it w<sup>d</sup> not be a bad  
thing for the country if the  
negotiations fall through.

Wht. Oct. 12.

Drop on the line suggests -  
Consider whether we should  
not have to Lord Waterman  
the same as other after  
similar land

*J. H.*

73.10

etna

DRAFT

7184



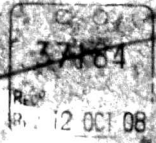
9 Kilbracken Place  
London, W.1

Oct 10 1908

411

The Under Secretary of State  
Colonial Office

33/28/1908



Sir

I have to acknowledge the receipt of your letter of Oct 6 1908 & copy of my letter of September 11

I regret that the Secretary of State has been unable to give me a satisfactory reply to my proposals.

At the interview you kindly gave me on September 12<sup>th</sup> I mentioned to you that I attached much importance to this and I had I fear given you my reasons for my desire to have them altered as proposed in my letter.

I regret if I had more made my proposals quite clear. It is a most difficult record & long accounts of the differences & why from the proposed 100,000 acres to be allotted.

The original concession embraced an area of 128,000 acres & from that about 28,000 acres have been deducted to give to the natives. I understand that some of the land had to be taken away.

that a great deal of the land proposed to be  
allotted is hardly worth cultivating I thought  
I suggested that by a Management of some  
some part of the land might be included in the  
proposed area & I marked on the map what

I discussed with my last letter some lands  
which I thought would meet my requirements  
Altho some of this land had been reserved

for Natives, I believe the Government could  
without inflicting any hardship on them, come  
to some satisfactory arrangement with them  
granting them an equivalent elsewhere  
I do not think these arrangements are necessary

as I reported my proposals were submitted  
to the Government I reported that if  
it was found necessary to do so he might be helped  
of (at least) so that his decision might be convenient  
at an early date. I was under the impression  
I mentioned to you, but from the letter of the 13th

I feel this has not been done. Should the Secretary  
of State feel himself unable to decide the matter  
I shall be obliged if the Secretary could be  
informed of my proposal of (at least)

I repeated expressing that the Secretary  
of State cannot refer to the financial proposals  
I submitted. I hope he will reconsider his  
decision. I am of opinion that if he  
is compelled to vote to the spend in 5 years that  
there must be a very great waste of money

which will not help him & the other people  
as I do not think there would be any great  
difference of opinion between us I had only  
found out that a small part (I was  
under the impression that land in the Protectorate  
had been classed out from direct bearing

& would charge of 3/2 1/2 in 100 on the  
rather being the charge for agricultural & grazing  
land. I wish I may be mistaken in this  
particular but I believe that



W. 87784 E.A.

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At Home (House Party  
Councillor)  
The Lord Waleran.

My Lord,

I am so to ack. the recd. of your letter of the 10th Oct. on the subject of the proposed lease of land in the Mwele Forest district of the E.A.P.

H.R.C. 14/10

Mr Ellis 10/14/10  
Mr Antrobus 15

Sir F. Hoodwood 7/14/15.10  
Ct. Jesty 15.10  
Lord B... 15.10

2. I am to inform you that Lord Crew has given <sup>very careful</sup> consideration to the matter, and regrets that he is unable to meet your wishes. He sees no reason to vary the conditions of the original leases, viz: that "all native

rights in and over the said land or any part thereof shall be reserved," and that

he cannot agree to any relaxation of the condition that £16,000 shall be spent on permanent improvements to the land within five years, especially as he is advised that the average cost of bringing such land into cultivation is about £5 per acre.

~~Lord Crew feels that he would not be justified, in fairness to other applicants for similar land, in assenting to any modification of the conditions, which have been the subject of the fullest consideration.~~

4. I am to add, with ref. to the last para. of your letter under reply, that you will see from para. 14 on p. 32 of the Parl. Paper (Cd. 4117, of which a copy was sent to you on the 6th Oct., that the rent of 2nd class land, which the local authorities have found the land under discussion to be, is 2s. per acre.

which it is intended to carry into effect by excluding from the land proposed to be leased beyond all lands our sub. native rights; nor can

I would be glad if you would signify your acceptance of the terms of the proposed new lease, set out in the letter from this dept. of the 31st Augt., at an early date, as he would not feel justified in view of the applications for parts of the land which are being reserved in allowing as large an area to remain locked up for a length of time.

Copy to Mr. ... 11/5/10

Copy to Mr. ... 11/5/10