

EAST AFR. PROT.

No. 13743

13743

APR 23 1905

(Subject)

Administration of East Afr. Prot.

Letter from Mr. S. G. Gogen & leading article, dealing with financial policy, land settlement, &c., & advocating appointment of a Committee of Investigation

(minutes on 2/4/05)

Mr. Antrobus. (Minutes.) See also D.M.C. 14653

In accompanying cutting from the Times of 25th of April.

It is urged to make proper provision for the supervision of land settlement & for surveying the country.

You will see from F.O. paper 1900 that the Comm<sup>n</sup> has appointed a Committee consisting of two of the local judges & the Crown Advocate for the purpose of inquiring into & reporting on the following land questions -

- (1) The general terms and conditions for which sales & leases of Crown lands sh<sup>d</sup>. be granted
- (2) The price of Crown lands
- (3) The desirability of reserving land for natives, Europeans or others
- (4) The survey of land & the working & organization of the Land Office. F.O.



TO THE EDITOR OF THE TIMES

May I have the use of your valuable columns to draw attention to the crisis which is impending in East Africa...

April 1 East Africa and Uganda emerged from their long isolation with the Foreign Office and passed under the control of the Treasury...

At the period of the Convention this conventional arrangement was not foreseen, and the urgency of the situation was not appreciated...

At the present time the Government have been unable to carry out the policy of drift...

It is no longer a case of pitching camp in a desert. The Nile has been saved and the river is already wearing deep the channel of Central Africa. Its waters are stored and it will steadily advance its way to the sea...

The development of the country has been retarded. Therefore, it is urgent that the Government should have a definite policy...

The following theory that permeates the thinking of East African politicians is the theory of "the inevitable" flow of population from the north to the south...

East Africa land ordinances are evidently the fruit of an outlook which has called the Government to its senses from various colonial influences...

The existing policy, while it induces the great majority to acquire a far larger area of land than they were able to develop, aims at limiting the amount...

The State's share in growing value... The value of land as a base of finance... The State can never be reached without the loss of finance which transference of title gives.

The last wish of immigrants has carried East Africa beyond the stage when it is reasonable to give land on fixed terms to the first man who applies. The personal land which is still in good hands is not too numerous...

By the effective handling of the land settlement problem alone will the future stability of East Africa be assured. It is most urgent that the Colonial Office should take immediate steps to obtain a comprehensive report...

The underlying scheme of administration is unworkable. The Government have not the staff to carry out the policy. The country is in a state of stagnation...

The only remedy is an increase of staff which would allow the Government to carry out the policy. The country is in a state of stagnation...

The following examples show to what an incredible extent the Government are actually paying the equivalent of 10 per cent for money. Hence land is built for settlers (several of whom, be it noted, are still homeless) and so legislation was an appeal to the Treasury for the necessary funds...

Some decisive step must be taken to inaugurate a new era, and of a small and competent Commission (composed of three experts) (1) an African administrator, (2) a pastoral and agricultural expert...

288  
Contracted from  
of 25th April 1905

17743

13743

REC'D  
APR 26 1905

The interesting letter from Mr. Grogan (GROGAN, which we publish this morning, will serve a useful purpose in directing public attention to the East Africa Protectorate at a turning-point in its history. On April 1 the Protectorate, which is one of the least known, but by no means the least valuable, of our African possessions, passed with Uganda from the control of the Foreign Office to that of the Colonial Office. This administrative change, which is to itself to be followed by a change in the end to a somewhat more serious system, under which a Government department primarily concerned with our diplomatic relations with foreign Powers was called upon to exercise functions of a totally different character, happens to coincide with a period in the history of the Protectorate at which the greatest care will be required in the evolution of those principles upon which its future development will depend. The East Africa Protectorate, thanks to its geographical position and its climatic conditions, constitutes a magnificent estate of high potential value, and it is of the first importance that, in framing a policy of land settlement, nothing should be done or left undone which may in any way prevent future generations from exploiting the immense natural resources of the country to the general advantage of the Empire. The East Africa Protectorate is predominantly a white man's country. Although it lies athwart the Equator, the greater part of the country, at a distance of 200 miles from the coast, consists of volcanic plateaux rising from 5,000 to 10,000 feet above sea level. The climate is one in which it is possible for white men not only to work for their living, but also to establish families and rear children without danger to health. Sir CHARLES ELIOT, in his recent work on the Protectorate estimates the average temperature in Nairobi and the Kiambu district to be, roughly, 56 deg. F. in the cool season and 74 deg. F. in the hot season. Even on the lower levels, between the coastal plain and Mombasa, it is possible for white men who take reasonable care of themselves to find occupation as profitable as elsewhere. The high ground is not sparsely populated, as most of the native tribes prefer the hotter districts, and in the event of the white man's title to a great and well-tilled country, the East Africa Protectorate takes a high place, the fruits and vegetables of temperate climates, Spanish, Indian, rubber and cotton can be grown, and there is plenty of excellent timber.

The interesting memorandum on the prospects of settlement, by Mr. ARTHUR LITTLE, Director of Agriculture, which is attached to the reports on the Government farms at Nairobi and Naivasha, published as a Parliamentary paper some days ago, shows that, though there are risks from drought and from some, happily not the most virulent, forms of cattle disease, a farmer with a capital of 2500 ought to be in a way towards making a substantial living at the end of his third year in the country. Partly by good fortune, partly thanks to the foresight of a few pioneers, we have stumbled into the possession of the finest colonizing area in Equatorial Africa. These highland pastures offer every inducement to the colonist with a small amount of capital at his back, some practical knowledge of cattle-breeding and dairy farming, and above all, with the pluck and endurance necessary to make his venture succeed. If, owing to the decay of agriculture, the type of colonist possessing all these qualifications is rare in any other country than it used to be, the public, perhaps with a supply of young men possessing the first and third, and it might also be possible to attract the flow of New Zealand farmers from the Argentine to East Africa. The establishment of a flourishing white colony on this equatorial tableland would not only enable us to find productive employment for man-power which might otherwise be lost to the Empire, but it would also greatly strengthen our strategic position in the Indian Ocean as well as in Africa itself. Not only does the Power

which controls the East Africa Protectorate command the sources of the Nile, but, with a great white community behind it, the port of Mombasa, flanking as it does the most important trade routes to India, Australia, and the Far East, could not fail ultimately to play an important part in naval strategy.

What the Protectorate chiefly needs at the present moment, according to Mr. Grogan—and his contention is approved by the commission of Sir CHARLES ELIOT—is a greater expenditure of money on administrative requirements. In order to carry out a successful policy of land settlement it will be necessary to make a general survey of the country and to create an efficient Land Department. It is essential that, when settlement begins, there should be some competent authority which can tell them definitely what land they can have and where it is situated. This cannot be satisfactorily done until the country has been thoroughly surveyed, and it is to the work of the Department of the Interior that the Government is indebted for the information that there was a vast tract of land which could not be properly handled because the Protectorate service was undermanned. Again, the problems over which the Land Department is concerned are so complex and so great that a large expert staff is required to deal with them. The problem before the Protectorate authorities is, as Mr. Grogan succinctly puts it, "to secure development without expelling capital by the stringency of the terms imposed." In a new country, to shut out the land speculator altogether would bring matters to a standstill, but it is also necessary to prevent all the best land from passing into the hands of speculators who will simply hold it in the hope of a rise, without effecting any improvement. Mr. Grogan pleads that, by laying along proposed railway extensions should be as far as possible preserved, since, if they are allocated, railway construction cannot be carried out by private enterprise. The cost, however, of extending the railway has been estimated at 100,000,000, and similar problems would arise in connection with the Protectorate of the interior. The Treasury and its staff are extremely busy in the face of an enormous amount of land surveying and in the supervision of land settlements which certainly are to be carried out on a large scale which must be borne in the course of the development of a great inland white colony, if the Treasury is to be asked to expend a considerable sum for this purpose, it would be only prudent as a preliminary step, to take the best expert advice available as to the general financial, land management and railway development aspects of the case. Mr. Grogan suggests that a small commission, composed of an African administrator, a practical agricultural expert, and a railway expert, should be sent out to the East Africa Protectorate, and that on their report the policy of the future should be based. This plan, certainly, has the advantage that it would obliterate the memory of past failures and enable the Protectorate to start afresh with a considered policy and a perfected system of administration. It would have the further advantage of enabling the home Government to appreciate more accurately the economic and political value of the Protectorate, and of directing public attention to it at a time when population is its chief need. Not only is it a matter of Imperial concern that the fullest use should be made of the productive capacities of this portion of our great African heritage, but the British taxpayer has a direct interest in the agricultural and commercial prosperity of the country; for to this alone can he look for any return on the five or six millions which have been sunk in the Uganda Railway. It would be very poor economy to retard the development of the Protectorate by withholding the few thousands required for an adequate staff of surveyors and land experts, to be employed in the future by omitting to take reasonable care that the policy of the Administration is based upon the best advice which can be obtained.