



EAST AFR. PROT.
No. 13830

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REC'D
REG. 28 4/11

No.

181

(Subject.)

1905

March

Land grant on Yana River to
Mongolia Ltd

Submit proposals for lease, with
recommendation as to terms

(Minutes)

~~From~~

10/5

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Printed Paper

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Recd
Post Office
Commissioner's Office

Mombasa,

202

March 27th 1905.

My Lord,

I have the honour to submit for Your Lordship's consideration a proposal received from Mr. Woodhouse representing the Syndicate known as Mongolia (Limited).

This proposal was first made in a letter addressed to Sir C. Hill on 17th June 1904 and was referred to me in

Your Lordship's despatch No. 485 of August 12th. Mr. Woodhouse on behalf of the Syndicate he represents, asks for a grant

of five hundred square miles on the Tana River north of Eldoret, that is to say about five miles of river with a depth of ten miles on each bank, on the following terms:-

(1) A lease of the land for ninety nine years, the first five years to be rent free, and afterwards at a yearly rent of one pound per square mile.

(2) The right to convert any portion of the land at

any

* 70 pages no 901
+ 70 pages no 1300

Marquis of Lansdowne, K. G.,

Ac., Ac., Ac.

to No 57 2134 1/2

any period of the lease into freeholds on payment of eight annas an acre.

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(3) The power to sublet .

If these terms are granted, the Syndicate is prepared to develop the land to a reasonable extent making a speciality of cotton, fibre, cocoa, rubber, etc. It would also undertake to establish steamer transport on the Tana, and to open from twelve to fifteen trading stations with two Europeans at each between Kipini and Kidori.

I have the honour to recommend that this scheme be entertained, as the exploiting of the Tana River would doubtless be a great boon to the little known Tanaland Province and if this part of the Protectorate were opened up for settlement it would constitute a most valuable asset. The country after the river has reached eighty miles from the coast is quite suitable for European colonisation, and it is only by encouraging a company that this territory is likely to be ever opened up.

With regard to the terms, I am personally of opinion that the area asked for, viz: ~~five hundred~~ ^{two hundred} square miles, is a great deal too large; two hundred square miles would be ample for any company to develop if undertaken seriously. The rental suggested is too low, as is also the price of

conversion into freehold. For the latter nothing under one rupee should be entertained as this land on the Tana is some of the richest in the Protectorate. I am further of opinion that the Syndicate should not be allowed to convert into freehold such a large area. A fifty years lease would be sufficient, and if the conditions are fulfilled, a further lease for forty nine years might be granted. In drawing up the lease I would recommend that care be taken to reserve all mineral rights and the power to sublet the same withheld except under the conditions of the Crown Lands Ordinance 1902.

The Syndicate has already made a survey of four hundred and fifty miles of the river, and I have asked Mr. Woodhouse to furnish Your Lordship with a copy of the map when complete. Mr. Barbour, one of the directors of the Syndicate left for England by last steamer and will put himself in communication with Your Lordship with a view to obtaining a concession. Should Your Lordship see fit to entertain the scheme, I have the honour to request that before the lease is finally granted, I may have an opportunity of examining it, in case there may be local objections

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objections.

I have the honour to be, 205

With the highest respect,

My Lord, *He*

Your Majesty's most obedient,

humble servant,

J. Stewart

MAY 1905

SIR A. ...

No. 101

Reference J. O. ...
of August 1904.

Indemnity 111

Received

in 1905

Mr. ...

£200 ...

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...

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- 1 May 1905

- 1 MAY 1905