

DESPATCH.



EAST AFR. PROT.
No. 12708

C. O.
12708
APR 11 1907

No. 907
April
Previous Paper.

(Subject.)

Consent to
Mfandaka of East Africa Syndicate

Cultivable area scattered over whole, roughly
approximating third total the compact block.

(Minutes.)

Mr. Read I have nothing to add to my
previous minutes on this subject.
MR n/p

Mr. Antrobus
The full report by Messrs. White & Pugh
is sent and should be here in about 10 days, but
interimarily we want to send the Syndicate
an answer as soon as possible.

The fact that the best land is so
scattered complicates matters & makes the
solution suggested in 11865 impracticable
From our point of view, it is most desirable
to sit at the area down as far as possible,
if we can do so without leaving the Syndicate
any altogether. I still think that an
area of 200 square miles is ample & if we
allowed the Syndicate to take it in (say)
four

Mr. G. Compagnon & Mr. Pugh
to Board of 24/3 to Mr. B.

Subsequent Paper
15376

four blocks of 50 square miles, they
would probably be able to pick out
a good part of the 1st + 2nd Class
land. If however we want to make the
fullest allowance for the scattered distribution
of the 1st class land, we might perhaps
increase the area to 250 or 300 square
miles, depending on the to be taken (say)
5 blocks; but beyond that I would not
go. It would of course be essential that
the blocks should be of reasonable
shape.

I would write to the Syndicate explaining
that the area is reduced to 450 square
miles, that of this area 150 square
miles are suitable for cotton, rubber,
sugar, & rice (approximately), 150
square miles consist of mangrove
swamps & low trees, & 150 square miles are
predominantly waters. I then offer them 250
(or 300) square miles to be taken in
5 blocks - further details (e.g.
reservation of minerals) ought to be written
on) to be settled later.

H. J. R.
13/4

The Syndicate have always said
that they wanted all or none of
the area applied for, and I
think that the representation which

we have now obtained as to the character of the land is such as to justify our entertaining the question of granting the whole area so far as it is available.

It is true that it is not, as Col. Oron Thomas said in 46576, "practically waste land"; but, on the other hand, it is evidently not as valuable as we thought it might be when we wrote our minutes on 6687. Moreover, the best land does not form a compact block but is scattered over the whole area.

In the case of cotton growing land, leases of 10,000 acres for 30 years at Rs 1500 per annum are granted upon condition that

£5000 must be spent in 5 years and 1500 acres left always under cultivation.

£5000 on 10,000 acres is equivalent to £30,000 per 60,000 acres (ab. 90 sq. miles) or £100,000 on 200,000 acres (ab. 300 sq. miles).

The proposal of the Syndicate, therefore, to spend £30,000 in 3 years, and a further sum of £70,000 should the previous expenditure warrant it, on an area of which only 150 sq. miles is "cultivable" while another 150 sq. miles consists of mangrove swamps or low trees, does not compare so badly with what is being allowed in regard to cotton growing land.

I am inclined to think, therefore, that the grant of the whole area on the

terms proposed in 6687, subject of course to all the provisions as to rent, royalty, etc. referred to in the preceding correspondence and minutes, could be justified.

I should add that Lord Delamere attaches great importance to the proposal of this Syndicate to establish a large bacon-curing factory, as the rearing of pigs for bacon seems to be the only thing likely to afford a living to the white settlers round Nairobi, and I think that we might make it a condition of the grant that the factory should be established. This may seem

a small matter, but I believe that it is really a very important one for the settlers, and, if they were making a living, they would be left discontented with the Govt.

Mr. Phillips
Love Lane

Oct. 19

Yes, I agree with Mr. Phillips. We feel we must have a Parliamentary Govt to justify all a large part of what I think we have for it.

Yours
21-4

I am sure the members here will be glad to support the Bill.

To proceed
23-4

a small matter, but I believe that it is really a very important one for the settlers, and, if they were making a living, they would be well satisfied with the Govt.

Mr. Fisher
London

Oct. 19.

Yes, I agree with the Antislavery
we feel we must have a
Parliamentary Act to justify us
a large fund and I think
we have got it.

Fisher

21.4

I enclose the minutes
and some other papers
which I have written

To proceed
Nov 73.4

Terms on which various concessions have
been granted in the U.A.P. Uganda.

Land for cotton growing
10,000 acres at £1500 p/a
£5000 must be spent in 5 years, & 1500 acres
always kept under cultivation.
Term of lease formerly 99 years, now reduced
to 30 years

105. Grant to Dr. Downing for sheep farm
Lease of 25,000 acres for 99 years at
Rs 15-62 p/a

Lease covenants to import 9 fleeces on the
land not less than 5000 sheep from N.
Ireland or Australia. The cost of which
is estimated at £18,000 landed in the
Protectorate or say £20,000 on the farm

Uganda Co.

In view of this former work on the
Protectorate the Co. were in 1905 allowed
to purchase 10,000 acres for the cultivation
of ^{cotton} other products at not less
than 1 sheep per acre

12708

1377



East-Africa Protectorate

G. O.
12708
REC'D
RECEIVED 11 APR 07

420

Telegram: The Officer Administering the Government of the East Africa Protectorate to the Secretary of State for the Colonies

(Received, Colonial Office, 10th April 1907)

C
1865

No. 80 Your Lordship's telegram of 8th April. Culturable area scattered over whole roughly approximating third total. No compact block.

JACKSON

* No. 11865

26000 214 11



THE EASTERN TELEGRAPH Co. LTD.

424

LONDON STATIONS

CHIEF STATION: 11, OLD BROAD STREET

BRANCH STATIONS

LEA-FENHALL STREET, E.C.

GREAT TOWER STREET, E.C.

17, HOLBORN VIADUCT, E.C.

449, STRAND, W.C.

ELIXIRA HOUSE, E.C.

47 & 48, PARLIAMENT STREET, S.W.

Foreign Auction Hall, COVENT GARDEN, W.C.

THE BALTIC, ST. MARK LANE, E.C.

12708

APR 07

190

The following TELEGRAM has been received at this office:

From: *London* To: *London*

Priority: *None* Nature: *None* Dated: *10/4/07*

No. *3* Words *116* Time *4.15* m.

to apetreus

Your Lordship's telegram of 9 April incorporated in this is a favorable ~~extra~~ area a to a over a whole approximately *100* of *compact blocks* Jackson

Recd 6.52 p
10 Ap

REPLIES SHOULD BE ORDERED *Via Eastern*

Doubtful words should be OFFICIALLY repeated. See Rule Book.

IF No inquiry respecting this Telegram can be obtained without the conclusion of this Copy.

FOR WHICH THIS TELEGRAM HAS BEEN ACCEPTED, THE TELEGRAPH ADMINISTRATION AND COMPANIES THROUGH WHOM SENDS THE MESSAGE WILL IN NO CASE BE RESPONSIBLE FOR ANYTHING DONE, OR OMITTED TO BE DONE, BEYOND THE DUTY OF THEIR STATIONS OR TELEGRAM OFFICES.

ANY DELAYS OR DELAYS IN THE TRANSMISSION OR DELIVERY OF ANY MESSAGE BY THE TELEGRAPH ADMINISTRATION, MIS-DIRECTION OR NON-DELIVERY OF ANY MESSAGE WILL BE AT THE RISK OF THE SENDER, UNLESS THE SENDER HAS TAKEN THE NECESSARY PRECAUTIONS TO THE CONTRARY.



Colonial Office, F.A.P.

DRAFT

GOLDMAN, ESQ.

Downing Street,

11th May 1907.

MINUTE.

Sir,

Mr. Ellis 24/4

I am directed by the Earl of

Mr. Read 25

Elgin to inform you, with reference to the

Mr. Just.

X Mr. Antrous. 26 and 27

letter from this department of the 8th of

Mr. Cox.

March, that he has now received a report on

Mr. Lucas.

the character of the land in the East African

Sir F. Hopwood.

Protectorate which the Uganda of East Africa

Mr. Churchill.

Syndicate desires to learn from the Govern-

The Earl of Elgin.

ment.

Mr. consideration.

2. After considering this report His

We must consult

Treasury - as least as

to a grant of freehold.

W.B.E.

Lordship is prepared to instruct the Crown

if freehold is

to be allowed, you must

otherwise

Agents for the Colonies to draw up an agree-

Mr. Antrous I should like to

know the date with you

ment with the Syndicate on the following

lines:-

(Copy to the O.A.S. with reference to previous correspondence L.F.)

It amended after discussion. 25.4 at meeting 26.4

We may try them with this but they cannot be expected to spend £10000 in June 1907

Handwritten vertical note: Copy to the O.A.S. with reference to previous correspondence L.F.

Handwritten mark: (C)

lines:-

If within three months of the signing of the agreement, a Company has been formed with a subscribed capital of not less than £100,000 of which not less than £30,000 has been actually paid up under conditions which will make that sum applicable only to the development of the Company's property, a lease will be granted in the form scheduled to the agreement.

b. The general conditions of the lease would be as follows:-

(a) The land leased to be a block on the coast extending from Ras Muska Senge to Namisi and about 11 miles inland, the gross area of which is not to exceed 350,000 acres and is to be subject to the deduction of land already granted to others or cultivated by natives.

(b) The term of the lease to be *about 30 years in the first instalment in order to comply with the requirements*

unexpired portion of the lease of the territory from the Sultan of Zanzibar but this term may be extended if and when the lot is in a position to speak of a season.

DRAFT.

(c) The rent to be £100 per annum.

(d) A royalty to be payable at the rate of 10 per cent on the value at the port of shipment of all products.

(e) Mineral rights to be reserved to the Government.

(f) The lessees to spend £30,000 on the development of the property within 3 years of the signing of the lease, and during the next 10 years not less than £7000 per annum.

(g) The right to assign or sublet the land to be subject to the assent of the Governor in each case.

(h) The lease to be subject to the provisions of the Crown Lands Ordinance and the Regulations made thereunder except where their provisions are repugnant to the

express

express terms of the lease.

4. It will be most convenient if the lease is drafted in the Protectorate, by the local Government in concert with the local agent of the Syndicate, and the draft sent home for approval by the Syndicate and the Secretary of State; and, if the proposals in this letter meet the wishes of the Syndicate, Lord Elgin will request the Governor to have the matter taken in hand without delay.

(is not in a position to)
5. His Lordship ~~could not~~ assent to the proposal that the Syndicate should be allowed to purchase the freehold ~~of the~~ ~~area~~ of the land leased ~~at any time during~~ ~~the lease.~~

6. I am to add that Lord Elgin understands that the Syndicate propose to establish a bacon-curing factory on a large scale.

U

scale, and, as this is a matter of great importance to the settlers in the highlands,

DRAFT

His Lordship will be glad to receive an assurance that ^{the medical} ~~they~~ will do so without any avoidable delay.

^{Am}
I have etc.,

(Signed) R. L. AN. RDBCS