

EAST AFR. PROT.
 No. 28578

C.O.
 28578
 10 AUG 07

No. 287
 1907
 July 11
 Special Paper
 287

(Subject.)

Drawings of Navaho

The proposals of Capt. Sills, Commandant of the 1st Cavalry, are approved in principle. The construction of new roads to be postponed until the drawing of new maps for the Navaho Agency has been completed. It is desired to devote the summer of 1907 to these works and to postpone until April 1st the construction of the first of the new roads.

(Signatures)

Approved
 The General is ready to forward of these proposals in the 1st or 2nd of the 25-446
 As a reference to the 1st of the 25-446
 and copy of the map are attached
 I am very truly
 yours
 W. J. R.

W. J. R.
 12/8

Printed at the Government Printing Office, Washington, D.C.

REC'D
10 AUG 07

Government Office

Nairobi.

July 21st 1907.

confirmation of my telegram No. 106 of even date respecting our future sanitary policy as regards Nairobi, I have the honour to submit herewith the proposals made by the Local Sites Committee composed of official and non-official members and subsequently endorsed with certain modifications by a meeting of Heads of Departments held in my office yesterday, together with the observations of the Commissioner of Lands thereon as set forth in his letter of the 8th and 10th instant.

Your Lordship will observe that the gist of these recommendations is that, while Mr. Williams's excellent scheme is recognized as the proper solution of the Nairobi drainage problem, it is contended that there are practical considerations to be taken into account which

I am, Sir,
Yours faithfully,
The Secretary

(2)

render it desirable to give certain component parts of that scheme a priority which was not originally contemplated.

There is no intention of modifying or altering the programme decided upon and the final result will be the same: it is merely sought to vary the order in which the different works are to be carried out to harmonise with the degree of importance they possess in view of the peculiar local conditions prevailing in the township.

3. Amongst these perhaps that which concerns the present proposals most closely is the deplorable effect caused by heavy rain in all the low-lying parts of the Municipal area which remain undrained, and amongst which must be included the suggested sites of the new Government Offices, Indian Bazaar and native location. Some thing in the way of drainage works is done in order to render these parts of the town fit for occupation: to make them really healthy much is required. At present the soil rapidly becomes water-

logged after rain, stagnant pools form every where and thoroughly insanitary conditions are rapidly established.

4. We can scarcely expect the Indians to build in their bazaar or the natives to settle on these sites until some drainage has been done and these evils at least partly remedied, and it is important that we should have

access to the new Treasury building to be erected this year, which will not be possible unless drainage is undertaken on this site before the next April rains. As the Commissioner of Lands remarks, proper drainage is an indispensable preliminary to dealing with these localities in the manner proposed.

5. As far as the Indian Bazaar is concerned it is hoped that, when the new site is laid out and prepared for building, there will be an automatic tendency on the part of the traders in the present bazaar to move across to it, which will greatly reduce the expense of expropriation, more especially as we shall be able to offer more attractive terms than those upon which the old plots are held.

6. Local opinion is therefore in favour of postponing the offer of compensation to Bazaar owners for the present and spending the money on new sites both for the bazaar and the native location, which are intimately connected as 75% of the trade of the former is with the latter.

In regards the proposed improvements in the neighbourhood of Government Road, which form part of the scheme submitted for approval, I consider that we are under

a moral obligation to do something for those firms and individuals who have purchased from Government what are described as eligible building sites in that neighbourhood. Public opinion has been freely expressed on the subject and in this instance the criticisms indulged in have not altogether lacked justification. The vicinity of Government's head labour under the same disadvantages as the other low-lying parts of the town and the expenditure of a certain amount of money in ameliorating its condition is held to be urgently called for.

The construction of the flushing water main is the last but by no means the least important of the proposals now under consideration. The insanitary condition of the present Indian Bazaar has been for long a menace to the health of the town and is indeed one of the main causes of Mr. Williams's visit and of the whole scheme now under discussion. In view of the delay in its removal, which the measures recommended will in spite of their ultimate desirability probably produce, it is felt that something should be done to minimize the danger of an epidemic and this, it is hoped, can be effected by the flushing main which will expel the accumulations which have been found

to collect in the small drains and conduits and, in conjunction with the stringent regulations which we shall be able to introduce under the new Municipal Ordinance, tend to produce more sanitary conditions than have hitherto existed.

9. In order to provide funds for these works, the advisability of which I trust that I have been able to demonstrate, it is obvious that the portions of Mr. Williams's scheme originally intended to be commenced this year must be, if any, partially postponed.

10. In the case of the intercepting sewer it is argued that the proposed construction is not imperative as the system of drainage which we propose to establish can be temporarily discharged into unlined cuts. Any part of the £12,000 not spent on it, which may remain over after the completion of the minor drains, would however be devoted to commencing work upon it.

11. The expatriation of the owners of the present bazaar is a question of extreme difficulty and delicacy. As has been found by experience the Indians are not very apt to assist the Government halfway even in measures designed to secure a decided advantage in cases where a little money

may be gained by adopting an attitude of obstruction. It is therefore considered unwise to advertise our anxiety for the evacuation of the Bazaar and it is hoped that the small traders, who are not ground-landlords, will realize the superiority of the new site, well laid out and drained as we trust it will be, and will move across to it to be in the vicinity of their customers in the new Native Location.

Their departure will embarrass the larger firms, who are the owners of the ground leases, and will not improbably compel them to allow, in which case we should be able to make terms with them for new ground conditional on the surrender of the old.

The proposal is in the nature of an experiment, but it is an experiment which in the opinion of men who are well qualified to judge has an excellent chance of success and in any case it cannot be so expensive and will almost certainly be much cheaper than an attempt to expropriate owners immediately en bloc, which it is estimated might cost nearer £40,000 than £15,000.

It will end a point which is perhaps scarcely relevant to the discussion of this particular subject but

* nevertheless

nevertheless has certain claims to consideration. The proposals of the Sites Committee will result in the circulation of considerable sums amongst the European inhabitants, who are at present suffering from financial depression, whereas the distribution of the same amount of money amongst Indians by way of compensation would merely increase the wealth of a community which is already flourishing and in no need of monetary assistance.

14. I would venture to remark in conclusion that the great difference between the present proposals and those which have been provided for in the Estimates is that in the former some effort is being made to take steps to improve the condition of Nairobi in and after the rains. In the latter this supremely important matter is postponed for at any rate another year. No one who has not been in Nairobi during the wet season can form any conception of the disastrous state of certain parts of the town at that time of year. Innumerable representations have been made by all classes of the community on the subject and the European inhabitants of Nairobi will undoubtedly be greatly exasperated if no measures are taken to alleviate what really amounts to a public scandal.

Mr. Williams,

Mr. Williams was not himself in Nairobi during the rainy season. Had he had an opportunity of observing its effect I feel sure that he would agree with the remarks I have made.

To recapitulate and summarize the recommendations for which Your Lordship's sanction is sought, I have the honour to state that the works which it is earnestly hoped may be authorized are the laying out and minor drainage of the new sites for the Indian Bazaar, Native Location and proposed administrative offices, improvements of a similar nature in the vicinity of Government Road and the construction of a flushing water main from the Nairobi River through the present Bazaar. It is proposed to devote to these works the funds amounting to £10,000 voted for the main intercepting sewer and the expropriation of Indian Bazaar owners the latter of which projects is to be postponed and the former only executed to such an extent as may be sanctioned by balances remaining over after the completion of the programme now submitted for Your Lordship's approval.

I have the honour to be,
with the highest respect,

My Lord,

Your Lordship's most obedient,
humble servant,

J. P. ...

INCLOSURE 40/1

In Despatch No. 287 of July 1907

C. O

28578

REC^d &
REG: 10 AUG 07

OFFICE OF THE COMMISSIONER FOR LANDS,

NAIROBI.

SIX JULY, 1907.

Sir,

I have the honour to forward for the information of His Excellency the Governor a copy of the Resolutions passed by the Nairobi Sites Committee which was convened by me on the 28th instant.

2. It will be seen that it was the opinion of the great majority of members that we should adopt Mr. Williams' alternative scheme as regards the Indian Bazaar. It was felt that, although doubtless the complete removal of the Indian Bazaar was advisable for many reasons, such removal would probably be exceedingly costly if carried out at once. The general opinion was that if we mark out and begin the establishment of an Indian Bazaar in the proposed new site, that of itself will probably have the effect of drawing away a large number of Indians from the existing site.

3. The most urgent work has undoubtedly the establishment of the new Native Locations and Indian Bazaars, and the construction of the flushing water

main

THE SECRETARY

TO THE ADMINISTRATION

NAIROBI.

main. This will involve the drainage of the Native Location site; and that of the site of the new Public Offices should be undertaken at the same time.

It is also necessary to construct new roads and drains in the neighbourhood of Government Road.

4. The Committee is aware that of a sum of £50,000 which has been allotted this year, £25,000 has been allocated for the main drain and £25,000 for partial compensation towards the acquisition of the existing Indian Bazaar sites. We trust however that it will be sufficient if, while accepting Mr. Williams' scheme, we may be allowed to allocate the money voted to such parts of it as the authorities on the spot deem most advisable. There can be no doubt that the establishment of the new Native Location is of first importance, as that will relieve much of the pressure in the Indian Bazaar; and that pressure will be still further reduced by opening the sites of the new Bazaar. By this means we have automatically to work towards Mr. Williams' scheme.

5. As to drainage we are of opinion that it will be better this year to undertake the minor works, and to go on with the main scheme afterwards. The minor drains can be discharged by gullies until the main drains are constructed; and this plan will help to drain parts of the town which at present become impassable in heavy rains.

6. A doubt was expressed by the Director of Public Works whether it would be possible to spend the whole £50,000 during the remaining three quarters of this year.

The majority

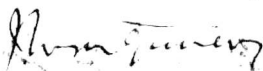
The majority of the members thought the difficulty could be met by giving a good deal of the work out on contract, reserving to be constructed by the Department of Public Works only such projects as can be finished this year. In any case, it is presumed that should any of the money voted remain unexpended at the end of March, the balance will be carried to our credit next year. It is to be hoped that the estimates will very shortly be received from Mr. Williams.

7. It only remains to add that Mr. Williams' excellent report should no longer be withheld from the public. There seems to be no reason why his proposals should not be generally known, and I request His Excellency's approval to this suggestion.

I have the honour to be,

Sir,

Your most obedient servant,



COMMISSIONER FOR LAND.

REC'D
&
10 AUG 07

A meeting of the Sites Committee was held at the Land Commissioner's office on 2nd July, 1907.
The following were present:

The Commissioner for Lands, President.

The Acting Senior Commissioner.

The Acting Provincial Commissioner.

The Manager Uganda Railway.

The Land Officer.

The Director of Public Works.

The Executive Engineer.

Mr. T. A. W.

The Medical Officer of Health.

The meeting first discussed whether the removal of the Indian Bazaar should be proceeded with during the present year, in accordance with Mr. Williams' first scheme. In dealing with this matter, it was decided whether Mr. Williams' second scheme should be adopted - viz allowing this to stand over for the present, and pulling the Indian Bazaar in a more sanitary condition meanwhile.

Mr. Currie moved that scheme No. 1 be adopted.

Mr. Wright seconded this.

Mr. Ross moved as an amendment that "in view of the strong representations that have repeatedly been made during recent years as to the desirability of moving the Indian Bazaar from its present site, and of the sanction indicated in the current estimates for the expenditure of a sum of £8000 for the acquisition of the site, this meeting wishes to express the opinion that the acquisition should be

proceeded with, and that the abandonment of this
 opportunity will be a matter for lasting regret in
 following years, and that scheme No. 1 should be
 adopted.

Mr. Wright proposed this

On a vote 9 members voted for the amendment and 2
 for Mr. Currie's proposal which was therefore carried.

Mr. Currie next proposed that the following steps
 should be taken for the carrying out of the scheme

involved in his action - viz:-

- 1. The preparation of the new native location site;
- 2. The roads and drains of the new Indian Bazaar site;
- 3. The drainage of the new Government buildings site;
- 4. The laying of the 9 inch pipe (flushing water
 main); and the moving of the roads and drains
 North and South of Government Road.

Mr. Wright accepted this motion, which was carried

now con

It was further proposed that steps should be
 taken with a little delay as possible for establish-
 ing the new Native Location and the new Indian Bazaar
 and this was agreed to unanimously.

The Medical Officer of Health asked what
 steps in the opinion of the meeting should be taken
 in view of the adoption of Mr. Williams' proposed scheme
 to move the present Indian Bazaar to a better sanitary
 position. The meeting decided that this question
 might be left over until it is seen how matters
 progress towards the establishment of the new Bazaar.

Mr. Currie then stated to the Committee that he proposes to reconstitute the distribution of the Railway Subordinates' quarters so that the Indian Subordinates shall live on the sites nearest to the Station road, and the site nearest to the Railway ^{shall be} i. e. the northern portion of the site, occupied by White Subordinates.

Mr. Currie accepted Mr. Wood's suggestion as a good one that a strip of land near to the Government Boat should be kept for a better class of buildings.

Mr. Hobley proposed that after these recommendations had been submitted to His Excellency, and approved by him, Mr. Williams' report be no longer regarded as secret, and further that the private land situated within the bounds of the site of the New Indian Bazaar be acquired as soon as possible.

These proposals were agreed to unanimously.

REC
10 AUG 07OFFICE OF THE COMMISSIONER FOR LAND,
NAIROBI.

10th. July, 1907.

Your Excellency,

I have the honour to forward a note on the proceedings of the Committee convened at your office this morning to consider the Nairobi Scheme, and I venture to suggest that, in order that the proposals may be carried out with as little delay as possible, a telegram may be despatched to the Colonial Office somewhat as follows:-

"After taking advice of strong Committee on Nairobi
 "I agree that we should try to remove the Indian
 "Bazaar as Williams suggests. With a view to this
 "it is essential that we should prepare new Indian
 "Bazaar and Native Location. Committee also think
 "that some drainage in town and flushing water main
 "are of first importance. I ask that we may spend
 "the £20,000 allotted on these parts of Williams
 "scheme, balance if any in interlocking power.
 "Meanwhile steps being taken to enforce sanitation
 "in present Bazaar."

THE EXCELLENCY THE
 GOVERNOR OF
 EAST AFRICA PROTECTORATE

NAIROBI.

2. It will be apparent from this that we are prepared loyally to carry out Mr. Williams' wishes, and this being so the Colonial Office will I hope agree to our spending the money allocated in the manner considered best by the Local Committee. As long as we are ready to adopt what Mr. Williams has recommended, it is only reasonable to leave the authorities on the spot a voice in the order in which such money as is allocated may be spent. I have no doubt that Mr. Williams himself would entirely agree in our present proposals.

3. I would suggest to Your Excellency that the Director of Public Works be requested to undertake the preparation of the estimates of the works proposed by us without delay, stating the time that will be taken in this preliminary work, and in the completion of the various projects. As the flushing water main is one of the works on which the Committee lays stress, the pipes should be ordered as soon as possible. I would add that all this cannot be done except by an officer specially deputed for the purpose, whose business it will be to deal only with Nairobi town works, and I venture to suggest that an officer be placed on special duty for this purpose.

I have the honour to be,

Your Excellency's

Most obedient, humble servant,



COMMISSIONER FOR LAND.

preliminary to the moving of the old Bazaar, and money must first be spent on these objects.

It was also urged that the works recommended by the Committee were all of importance as a part of Mr. Williams scheme, and until the new Native location was formed we could not really deal properly with the Bazaar question.

Moreover the state of the road during heavy rain in 1884 had that we ought to do something towards the improvement at all events of the parts North and South of Government Road.

The flushing water main was also most necessary.

After some discussion the following scheme was agreed to:-

The sum of £20000 having been allotted for the reconstruction of the Indian Bazaar, this amount should be set apart for carrying out the new Bazaar, and the balance if any paid in compensation.

It is also suggested that the whole of the site allotted for the new Bazaar should be reserved for that purpose, and that the Government should be empowered to take possession of the same.

and in view of the extent of the new Bazaar, it is suggested that the Government should be empowered to acquire the site of the old Bazaar, and the site of the new Bazaar should be created this year.

It is also suggested that the Government should be empowered to acquire the site of the old Bazaar, and the site of the new Bazaar should be created this year.

C.F.
15
14

Gov. Cal. 212
2859

Friday

DRAFT.

16 August 07

East Africa Act
No 143

Governor

MINUTE.

- Mr. Scoville 128
- Mr. Reed 13
- Mr. Just
- Mr. Andrews
- Mr. Cox
- Mr. Lucas
- Mr. F. Hopwood
- Mr. Charobill
- The Earl of Bria

copy to P. Williams only on Aug 17

Sir:

I have to ask
the receipt of your draft
No 281 of the 11th inst
respecting the future
transfer of the
~~subject~~
Nairobi and to refer
you to my telegram of
the 25th of July on the
subject

JR

W. J. Williams

C.P.
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14

Gov. East
28578

213

Indy

DRAFT.

16 August 07

East Africa hat
No 443

Governor

MINUTE

- Mr. Scowen 128
- Mr. Reed 13
- Mr. Just
- Mr. Andrews
- Mr. Cox
- Mr. Lacey
- Mr. F. Hopwood
- Mr. Charlton
- The Earl of Minto

Copy to Mr. Williams and Mr. ...

Sir

I have the honor to acknowledge the receipt of your despatch No 281 of the 11th inst. respecting the future arrangements for ~~making policy~~ ~~regarding~~ Namoh and to refer you to my telegram of the 25th of July on this subject.

Yr

W. G. ...