



EAST AFR. PROT.
22753

C.O
22753
Recd
Rgt: 4 JUL 13

Cont
62
Governor
1913
June
Last previous Paper.

LAND AT MOMBASA
ACQUISITION FOR PUBLIC PURPOSES

The copy of letter from Provincial Comdr, Seyidie detailing steps which have been taken. Is satisfied that the arrgts are the best that could be devised and essential to the future of the city. Requests sanction to expend over amount of £7000 already approved and also to make further purchases. Expresses indebtedness to Sheikh Salim bin Khalfan. Requests reply by telegram.

Sir G. Fisher

See last para: of one:
I only hope that the local authorities have secured enough land for their future wants (see my note on 1st page of 87th on C.O 39013 (12). We have had a sharp reminder by copy to the Trust, with reference to previous correspondence asking for approval of the proposed expenditure, when we had shelter to a certain extent that to be left all the land to require
H. J. R.
4/10/13
1913

Handwritten notes in left margin:
Sent to Mr. Com. G. July
Further to J. Tel com. 17 July
F. Miller to G. Tel com. 22 July (p. 113)
Copy to Mr. J. Tel com. 22 July (p. 113)

24943

atoned
14-7-13

W. R. P.

See Read

2. Telegraph to Cypher

Answer to reply to my let of

19.9.13 - Montreal Land

AMS 17.7.13

at once.

H. J. R.

17/10/13

SR1E★

paraphrased and sent 5.21 pm. 17.7.13

a.c.c.p.

md.

17.7.13

Crescent Chambers,

20 Whitehall, S.W. 1.

9th July 1913.

My dear Bottomley,

Your 22753 of the 8th instant.

It is not quite easy to make out how the purchases actually made and the further proposals now submitted compare with the list contained in Hobbey's letter of the 4th February, but so far as I can see sites (b) (f) (h) (i) (k) (n) (o) (q) have been omitted. If this is so, what are your intentions with regard to these purchases some of which involve considerable sums? Do you mean to drop the proposals altogether or do you contemplate asking us for further expenditure?

Yours sincerely,

A. B. Roberts

22753

C O
22753
JUN 4 1913

GOVERNMENT HOUSE,
NAIROBI,
BRITISH EAST AFRICA.

AFRICA PROTECTORATE

CONFIDENTIAL No. 62

10th June 1913.

Sir,

With reference to your cypher telegram of the 26th of March I have the honour to transmit herewith copy of a letter from the Provincial Commissioner, Seyidie, detailing the steps which have been taken up to the present with regard to the acquisition of land for public purposes in Mombasa.

2. I availed myself of the opportunity of a recent visit to Mombasa to discuss the question in all its bearings with Mr Hobley and I am satisfied that the arrangements now concluded are the best that could be devised and essential to the future welfare of the city.

3. I have therefore the honour to request your sanction to the expenditure incurred in excess of the £7,000 sanctioned in your telegram under reply. The amount in question, as at present calculated, is £1,314 only, a trifling sum compared with the benefits which will undoubtedly accrue to the Government from its outlay. This amount may however be slightly increased as in one

er

RIGHT HONOURABLE
LEWIS HARGREAVES, P.C., M.P.,
SECRETARY OF STATE FOR THE COLONIES,
DOWNING STREET, LONDON, S.W.

or two instances the figures are approximate only, and I therefore consider it advisable to ask your approval of the expenditure of £1,500.

4. I should be glad if at the same time you could accord your permission to make the further purchases mentioned in the latter part of Mr Hobley's letter. The cost will not be great if the matter is taken in hand at once and the proposals are all absolutely necessary.

5. I desire to express the indebtedness of the Government to the Sheikh Salim bin Khalifa, Liwali of Mombasa, with whom I have been in personal consultation, for assistance which has materially lessened the amount of the expenditure to be incurred.

6. I should be glad of a reply by telegraph.

I have the honour to be,

Sir,

Your humble, obedient servant,

GOVERNOR.

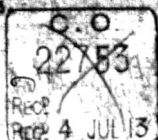
Mombasa.

115

ENCLOSURE

June 2nd 1913

6/10-6-13

Land acquisition for Govt. purposes.

Sir,

I have the honour to report that I have concluded with Sheikh Salim bin Khalfan and Sheikh Ali bin Salim the following arrangements with regard to purchase and exchange of land for public purposes in Mombasa.

- (1) The purchase of approx: 100 acres near Makupa at £70 per acre for the purpose of a native location, the land is being demarcated at present and I am not sure of the exact acreage but putting it at 100 acres this will absorb about £7000.
- (2) The purchase of 2.2 acres ~~on the land at Mjimiza~~ on the beach at Mjia Kali Mombasa for purposes of a slaughter house, and this will absorb £154.
- (3) The purchase of approx: 10 acres at Mjimiza for the purpose of a location for permanent Govt. employees artisans &c at £100 per acre. *This will absorb approx £1000*
- (4) I have agreed to give 1 acre of Govt. land on the Kilindini Road for ^{16.75} 16.75 acres of land at Mjizima for a native cemetery. NO expenditure entailed.
- (5) I have agreed to give 1 acre of Govt. land on S.W. side of Rogers Road in exchange for the Pigott Market site together with 150 by 150 ft. of land on N side of Salim Road for a new market. NO expenditure entailed.
- (6) I have purchased from small holders three native houses and the plots they stand on to enable a 50ft road to be constructed from Salim Road to new Police Station, the three natives huts also abutted on the native Hospital fence and H. E. directed their removal on that ground.
This has absorbed £160.

The above arrangements are all most essential to the future of the town and have alone been possible at the price through the public spirited action of the Liwali and Assistant Liwali.

The price of the plot for the Govt. employees viz: £100 per acre is higher than the Makupa land because it is on the fringe of a town and the owner is daily being asked to allow native houses to be erected thereon; if he had done so it is estimated that he could have obtained about £300 to £400 revenue per annum from the arrangement without any charges for maintenance, the demand for sites for native dwellings is so acute.

I now beg to ask authority to pay over the expenditure incurred in excess of the credit of £-£7000 of which I was recently advised. The total amount for which Govt: is liable at present stands at £3614 or an excess expenditure of £1314.

I further beg to ask authority to make the following purchases in pursuance of the general scheme for acquisition of land for public purposes and town betterment.

- (1) Various small properties on the alignment of the Salim Road extension approved by His Excellency.
- (2) Certain small properties on graded road being laid out from Salim Road extension to the beach plot acquired for slaughter houses &c.
- (3) Acquisition of about 1/2 acre on N. side of Mackinnon Market and between the Market and Commercial Str: for future market extension and to allow of the removal of two unsightly and insanitary hovels almost touching the Market. This plot is most necessary and will probably have to be acquired under the Land Acquisition Act.
- (4) Area of, say 4 to 5 acres for Conservancy depot for workshops, storage of municipal carts, scavenging apparatus, disinfecting plant &c. This has not been acquired yet, inquiries are being made.
- (5) The acquisition of a strip of land from the E. A. I. & Uganda Corporation to allow of the widening of Rogers Road, this is part of the scheme for the development of our Makadara property.
- (6) Compensation to hut owners on the Makadara area to allow of the construction of the new road.
- (7) Compensation to shamba owners to widen the Makupa Road from a

- from a native track to a soft road. This is very essential as the Makupa Road is one of the main routes traversing the island and couples up the town with our proposed new native town near Makupa Bridge. The opening up of the North part of the island will greatly help the problem of the congestion of the present town.
- (8) Compensation to shamba owners for a road of access to the proposed new cemetery and on round the North side of the island.
- (9) The acquisition of a small plot of ^{one} acre from an Indian situated within the confines of the plot purchased for the housing of Govt: employees.

It is difficult to estimate accurately the cost of these improvements in the present excited condition of the land market but I believe the cost should not exceed £3500. They are all necessary and will have to be carried out sooner or later and I beg to urge that no delay be incurred as it ^{is} cannot fail to mean additional outlay, for directly the presumably favourable decision of Govt: with regard to the Pier is announced and the bulk of the Mombasa titles are settled there cannot fail to be a great boom in the 3000 odd acres comprising Mombasa Island. This is I maintain ^{is} contestable and if in the next few months I am placed in a position to arrange the above matters quietly with the help of Sheikh Ali great economy will result.

I have the honour to be

Sir

Your obedient servant

The Provincial Commissioner

Mombasa.

The Hon: The Chief Secretary

Nairobi

2753

dup of 22753 Cal 118

substance
attached sent
ALL
8/7/13
2 10 pm

DRAFT

Telegram (Copy)

Governor
Nairobi

(Paraphrase)

MINUTE.

- Mr. A.C.C. 7/7/13
- Mr. H. J. J. 7/7/13
- Mr. Head
- Sir G. Fiddes
- Sir H. J. J.
- Sir J. Anderson
- Lord Emmott
- Mr. Harcourt

2/10/13

Yours of 10 June *

Please send by ref. explanation of increase in purchase price of land for native location from £2000 to £7000 as Mr. H. J. J. letter of 7 Feb and 2 June respectively.

stop. Note also

has

* No 22753.
 + Enclosure
 Nos 9351 and
 22753.

Concurrence

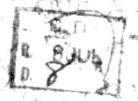
have acreage of
 his bought for
 that time now
 proposed viz
 £12950 compare
 with acreage originally
 proposed to be
 purchased at total
 cost of £7900 :-

Barcount

22753

119.

22753 Sat



PRESSING

DRAFT.

The Sec. to the Treasury

8 July 1913

MINUTE
 kept 7/17/13
 Mr. Secretary 7/17/13
 Mr. Head of [10339]
 Sir G. Fisher.
 Sir H. J. J. [initials]
 Sir J. Anderson.
 Lord Emmott.
 Mr. Harcourt.

In reply to your letter of the 27th of March, I am sorry to have delayed in replying to you, & to be laid before the S.C. of the Treasury, a copy of a report from the Deputy Governor of the S.A. & enclosing a letter from the Provincial Commissioner, Bejidec, on the subject of the acquisition of land by the Govt for public purposes in Marbasa.

10/7/13
 22753

Copy of the letter to the Sec. to the Treasury

+ No. 10339
 + No. 22753

2. It will be seen that
 the necessary order for covering
 authority ^{to the extent of} £1500 in
 addition to sum of
 £7000 which was
 approved in your letter
 under reference ^{& further}
 he seeks permission to make
 the additional purchases
 mentioned in the latter part
 of Mr Hodley's letter.

3. Mr. Harcourt is much
 displeas'd with the necessity
 of securing without delay
 all the land which the
 Govt requires in Bombay,
 as the ~~delay~~ result of
 postponing the purchase will
 be to enhance the price
 thereof. The purchase of
 St. Charles with the land
 at Kurlindia, which ^{has} ~~is~~ ^{been} ~~is~~

(Signature)

throughout of correspondence
 ending with your letter No.
 1231 of 13 of the 19th of June
 illustrates only too clearly
 the need for immediate action
 in this direction, and the
 doubts expressed that Their Lordships
 will not refuse their
 consent to the transactions
 indicated in the enclosed
 dispatch. 120

(Signature)

* No 20885
 + No 10339

~~Para 5 added
 after discussion
 with you & looked
 over~~

4. He would propose
 that the cap^l was
 anticipated should be
 met in the same way as
 that already sanctioned
 for the purchase of
 land at Mamburam in
 your letter of the 27th of March.
 5. ~~Para 6 added~~
 that enquiry is being
 made of the dep. Gov.
 as to the explanation ^{of}

of the ~~stating~~ ^{under estimate}
of the cost of land required
for the purpose of a certain
location. It appears from

Mr. H. J. Read's letter of the 2nd of
June* that ^{the purchase of} this land will be
also absorbed about £7000,
whereas in his first letter of
the 4th of Feb. † only £2000
was allocated for ~~this~~ the
land in question -

Yours faithfully
H. J. Read

(Signed) H. J. READ
for the Under Secretary of State

* Encl. in No. 22753
† Encl. in No. 9351.

753

No 22753 EOP

121

Substance sent cypher

5.20 p.m.

9 July



(Paraphrase)

9 July urgent.

anxious to know definitely whether the two lists enclosed in ~~encl~~ despatch of 10 June 62 ^{*} ~~referred~~ fully cover items mentioned in ~~Government~~ ~~Reference~~

Schedule enclosed in despatch of 15 February ⁺ ~~has~~ been ~~argued~~ already? ^{item} Is it sufficiently covered by ~~item~~ six in first list and six in second? ^{item} ~~is~~ ~~it~~ ~~not~~ ~~well~~ ~~represented~~ by ~~item~~ one in first list?

If any further ~~work~~ will be required ~~to~~ ~~prepare~~ ~~extracted~~ report ~~area~~ and cost

Harcourt

Date 25/7/62

Cypher tel.

DRAFT.

Gov.

War Office

MINUTE.

- Mr. B. ... 9/7/62
- Mr. ... 9
- Sir G. Fiddes
- Sir H. ...
- Sir J. Anderson
- Lord Emmott
- Mr. Harcourt

* No 22753
+ No 9381.