

DOMESTIC



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16212  
REC'D  
MAY 14 09

Name of Individual

Heran, Lord

1909

13 May

of Previous Paper

Kwela Forest Concession

Considers proposals in Co letter 24th March too complicated, & submits alternative proposals. Suggest that matter be sent around of Col. Montgomery who is expected on leave about end of May.

4/20/99  
9/20/01

Mr. Antkvas

I venture to reiterate strongly this attempt to open up the question of granting a fresh area in place of the 28,000 acres of the original area which are found to be covered by native rights. The original leases were granted subject to the reservation of native rights, & any idea of compensation for the fulfilment of this condition is inadmissible. See my letter of the 23<sup>rd</sup> of Oct last to Lord Waterman on

Hand some paper  
copy comes from 619 4 Oct 90  
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30 Co 28 Apr 10 1157/10

of Previous Paper

4/20/99

It will be seen from  $\frac{w}{6037/09}$  that  $\frac{w}{3716}$

concern to the question of the amount of  
capital expenditure to be undertaken  
by the lessees. I would suggest that  
it should be confined strictly to this  
point. In this direction we have gone as  
far as it is possible to go. See the minutes  
on  $\frac{W}{4261}$ .

3. Reply that Mr B. of B. is willing  
that Lord Waterman should choose between  
~~either~~ proposal A or proposal B, in our  
letter of the 24<sup>th</sup> of March (on 4261), but  
that he repeats that he cannot accept  
any suggestion that the conditions as to  
preliminary expenditure should be  
further relaxed or that he cannot  
consent to reopen the question of an  
area being granted outside the area  
covered by the original leases; & say  
that he would be glad to know as  
soon as possible whether the Syndicate  
wish to enter into an agreement on  
the terms already offered.

John B

May 17

10

Spec. 11

is a pity that Lord William  
and his friends should have  
spent time and money in an  
enterprise which is not coming  
up to their expectations, but  
we cannot do more than we  
have done to meet them.

Wm. May 19.

592

Wm .. 20

I agree. But the letter must of course,  
be from me personally. We cannot  
go any further.

J.S.  
215.  
at once

16212

C O  
16212



4 MAY 09

593

9 Wilbraham Place,  
S.W.  
13th May, 1909.

My dear Seely,

Since my return from the Riviera, 10 days ago, I have carefully considered your last letter. Your proposals, if you will allow me to say so, are in my opinion far too complicated, and I therefore consider that it would be best on the whole if we revert to your original proposal of subscribing £16,000 in respect of the whole area of 128,000 acres, which have now been reduced to 100,000.

The only modification I wish to suggest is that after having spent a minimum of £8,000 in the first three years, we shall be at liberty to terminate the agreement and only retain such of the land as has been actually cultivated. My reasons for suggesting this course lie in the uncertainty of the value of the land which is now left to us, after the deduction of 28,000 acres. As a preliminary step the area has been inspected by a competent tropical expert, who explains that the 28,000 acres lopped off from the original grant, or at least a great portion of it, is the most valuable part of the concession, and that the remnant only contains small patches of workable soil for tropical culture. He only advises us to take up the grant on the understanding that the Government will give

5/16

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as the right to exchange part of the 100,000 acres for an equivalent area, not exceeding 20,000 acres, South Westwards towards and including the Jumbo Mountain; such extension to exclude any land occupied by natives, unless of course a satisfactory arrangement could be arrived at with them, as I believe is now the case with the Uplands Syndicate.

Of the two propositions we should prefer the one advised by our expert.

I have heard that Colonel Montgomery is expected to arrive towards the end of this month on leave, and I wonder whether under the circumstances it would not be better to await his arrival, and arrange a meeting before a final decision is taken in the matter.

Yours sincerely,



C. D.  
R. 4  
D. 4

16212  
for Col. Seely's  
signature

W./16212/1909.

595

East Africa Protectorate.

DRAFT.

The Right Honourable  
The Lord Waleran.

Downing Street,

May, 1909.

*Prover*  
*A. J. Jones*

MINUTE.

Mr. Butler My dear Waleran,

~~Mr. Butler~~  
Mr. Read 25  
Mr. Just.

*have been considering*  
I am in receipt of your letter of the

Mr. Antrobus 25  
Mr. Cox.

13th of May, relating to the Mwele Forest Con-  
cession.

Sir G. Lucas.

Mr. F. Hopwood 30  
Col. Seely 30  
The Earl of Crewe 30

I am sorry to say that we cannot

consent to open up again the question of grant-  
ing a fresh area in place of the 28,000 acres  
of the original area which are found to be  
covered by Native Rights. The original leases  
were granted subject to the reservation of  
native rights, and I am afraid that any idea  
of compensation for the fulfilment of this

condition

copy to Mr. 619, 4 Oct 1909

W. 16212

16212-11

condition is, as you will have gathered from our letter of the 23rd October last, inadmissible. (m 371/28/68)

The relaxation which we offered you of the obligations as to expenditure on permanent improvements ~~were~~ <sup>was</sup> in fact designed to meet in some measure your complaint that the value of the area had been diminished by the deduction of the 28,000 acres.

The discussion must therefore now be confined to <sup>the</sup> ~~be~~ one outstanding point of the amount of <sup>initial</sup> ~~capital~~ expenditure to be undertaken by the Lessee:

The proposals made <sup>on this point</sup> ~~under this head~~ in my letter of the 24th of March, <sup>(m 326)</sup> were as you know framed with a view to meeting your objection to incurring heavy expenditure before you had <sup>thoroughly</sup> examined the land. I am sorry that you find them too complicated. As you are not prepared to accept them, I

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# ho 8261

am afraid that we must fall back on the original proposals described as (A) ~~and~~ (B) in my letter of the 24th March. We are willing that you should choose whichever of these you prefer; that is, that you should either be bound to spend £16,000 on permanent improvements within the first five years, or that you should be bound to spend not less than £3,000 in each of the first three years on experimental and exploratory work, followed by expenditure on permanent improvements in the next five years to the amount of forty times the rent of the area taken.

I trust that you will understand that it is not possible for us to relax any further than this the conditions as to preliminary expenditure, and that you will inform me as soon as possible whether you are willing to enter into an agreement on the terms now offered.

Yours etc.

(34) Seely