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Visa & Coast Provinces

Technical Report dealing with Coast problems  
Jobaland and the Provinces, Legation Province  
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Commission

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W. Fiddes

para 2. A scheme for clearing the  
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para 9

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F.F.

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W. J. R.

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Col. Smith  
London

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E. A.

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GOVERNMENT HOUSE,

Nairobi,

EAST AFRICA PROTECTORATE.

August 6th 1912

CONFIDENTIAL ( 70 )



My Lord,

I have the honour to forward a report upon a visit to the Coast Provinces of the Protectorate:

THE COAST PROBLEMS.

1. I left Mombasa on the 18th June, 'faute de mieux' in a little Indian tramp steamer of a few hundred tons burden, owned by Messrs. Cowasjee Dinshaw. I asked for the loan of the Zanzibar Government Yacht, but, as the charge was placed at £40 per day, I had to forego the luxury. The terms did not contrast favourably with those of Sir Walter Egerton, who invariably lent me the Southern Nigeria Government Yacht 'Ivy' for nothing. The consequence was unfortunate in that I was not able to visit some of the smaller ports.

2. On the way up and on the way down I touched at several small ports. No one at home can conceive the condition of hopeless chaos which exists with regard to land titles. Some of the things which the Colonial Department are constantly considering further large grants of land for planting

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THE RIGHT HONOURABLE

THE EARL OF GREY, K.G.

SECRETARY OF STATE FOR THE COLONIES,

DOWNING STREET, LONDON, S.W.

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and the collection of rubber, &c. in this Coast strip. There is not a single planter to-day, whether he has bought land from the Arabs or whether he has been granted land by the Government, who has any security of title. How can one expect progress under such conditions? I have dilated on this fact very frequently, and have placed money on the estimates to remedy this once and for all, but have not yet received any definite assurance from home that the money can be expended. If titles are not settled very soon, it will not be £5,000 for a few years that we will have to expend but a very much greater sum. In the meanwhile I cannot consider any requests for land, except in the Jubaland Province or outside the ten-mile strip rented from the Sultan of Zanzibar, and in these areas we at once approach on native reserves.

3. There are not very many Europeans on the Coast, but those who are there are doing well, and there is certainly a very large area of land which can be placed in the hands of planters as soon as the question of title is cleared up. Many applicants of the best type from Ceylon and Rhodesia are waiting for small plantations. At Kilifi, Lewis Cobb has over 750 acres under sisal, Wildsey 600 acres near Mombasa. At Malindi some 8 or 10 planters have 1,500 acres under rubber, varying from one year to three years in age and totalling perhaps 250,000 trees. They have already begun tapping successfully. I believe one or two of the estates have been

transferred

transferred to Companies, and, provided always that they have not been over-capitalised, I imagine the new concerns should do well. Most of these plantations have been acquired from Arabs as Government was not in a position to grant any titles. The value of the Arab titles is doubtful, but nothing can be done until the Land Courts sit. In the meanwhile these planters, who have practically asked nothing from Government, and have now in some cases fully developed the estates they have acquired, are anxious to get more land; and, in view of the enormous areas, the grant of which to Owen Thomas and Lord Selous, who have as yet done very little in the country, the Colonial Office has approved, I think the demand is legitimate. At Kipini, a large area is being put under rubber, sisal and cotton. I could not visit this part of the Coast as my steamer did not call.

4. The planters, leaving aside the titles question, had practically no complaints to make and only appealed to me to regard to details. The bulk of their labour is at present coming quite voluntarily from the Highlands. The men are mainly Wakikuyu, who, without any recruiting, start off on their own initiative and walk 500 miles to the Coast to seek employment. Our railway passenger rates are so high that, although there are now 3,000 to 4,000 Wakikuyu on the Coast, not one ever travels by rail. It is an evidence of the good treatment which the planters are setting out to this labour that it remains on the coast for many months, and even for years, and promises to fill all present requirements.

Doubtless

Doubtless the fact that these Coast planters are paying from Rs.7 to Rs.10 per month, as against Rs.3 to Rs.5 in the Highlands, is one of the main causes which have led to this remarkable change in the labour market on the Coast. The Highland farmer, however, is not yet, and will not be for many years, in a position to pay anything like these wages. Should the development of the Coast go on apace - which will certainly be the case as soon as we settle the question of land titles - there will be grave antagonism as between the Highlands and the Coast if large bodies of Highland labour are attracted by these wages. I think the solution on the Coast should be found by the importation of Indian agricultural labour, which should be permitted to remain in the country after indentures have expired.

5. The position of the Arab population on the Coast is a sad one. With the abolition of the legal status of slavery, most of their slaves deserted them; and, although the owners have received nominal compensation, they have been practically ruined, and will, I think, dispose of their lands to new comers as soon as they secured a title. Perhaps on the whole this will be for the good, but the policy has certainly inflicted very grievous hardships upon them. They are a highly intelligent body of men - many of old families in the Zanzibar or Muscat Sultanates - and they have proved invaluable in the administration of the Coast strip. In the old days Sir Arthur Hardinge treated the

Arab officials with great deference, even granting them a salute of guns. We have been rather too hurried in the policy of substituting our own Government for theirs and have too often placed <sup>latterly</sup> less able and inexperienced officials.

The Indian Coast population is of an entirely different type to the Indian trader of the Highlands - far better educated and much more ready to realise its responsibilities towards the Government. The Arabs bitterly resent the appointment of an Indian Legislative Councillor to the exclusion of a representative of their own large population; in fact, we are treating these old Arab Governors, Sub-Governors and Judges as Clerks. They cannot follow our reasoning - and I must say it is extremely difficult to explain - whereby the Arab, pure or mixed, has to submit to paying a Hut and Poll Tax and the Indian throughout British East Africa is totally exempt. When the Indian population at Lamu, who say they have over 100 children who require education, appealed to me, I asked them whether it was not fair that I should first consider the claims of the Arab and Swahili populations, who had 500 children - this latter population paying the Hut and Poll Tax, which Indians refused to do. I was assured that on the contrary the Indian Communities on the Coast wished to pay this taxation. This may be so at Lamu, but I am quite certain that there would be considerable agitation if it was proposed elsewhere; yet I think it entirely reasonable that all native subjects should be treated alike in the

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the Colony, and that if the Indian, owing to his being a non-native of this Protectorate, should not have to submit to a Hut Tax he should at least have to pay an Indian Poll Tax at an even higher rate. He is by far the most prosperous of all natives in the country.

## II. JUBA AND THE FRONTIER.

7. At Kismayu I found an Italian cruiser. Owing to the lack of any kind of port on the Benadir Coast, or that of Italian Somaliland, as soon as the Monsoon begins to blow the only refuge which an Italian warship can find is at Aden or Kismayu. The Governor of Benadir - who I believe has now also charge of Italian Somaliland - visited me at Kismayu and we all dined together on the cruiser. The Governor De Martino, late a Senator and Under Secretary of State for Foreign Affairs, only took up his duties a few months ago. He is a man of great charm, was brought up for the first eight years of his life in London, and has thoroughly broad ideals upon Colonial Government. The appointment of such a distinguished man to a comparatively unimportant post was due to the state of chaos which existed in the Colony owing to disagreements between the British and Italian authorities which led to the recall of the British Governor and the Commandant. The situation undoubtedly arose owing to the undue prolongation of a regime under which district officers combined and carried out the functions of military commandant and district administrator, the  
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central Government alone being composed of ordinary Colonial officials.

8. The powers granted to the Governor are apparently very wide, but the difficulties of the situation probably dictated them. Within his estimates he can practically deal with his bilan (budget) as he thinks best for the good of the Colony. He has been empowered to dismiss or return to Italy any officer whom he may deem unsuitable, with a view to securing a good administration; he may demand the recall of any military officer, and it is within his power to nominate their successors; the adjustment of the Customs Tariff is within his province; the disposal of the military forces is entirely left to him. Under such conditions I have no doubt that he will quickly evolve a good administration.

9. With regard to the military situation, he informs me that he has very few qualms about the Mullah. The best portion of Italian territory - a very rich one - is along the Webi Shebell and in the Juba River Valley. I can assure Your Lordship that these countries, hitherto neglected, have a very high agricultural value. The whole of the Juba Valley from the sea so far as I penetrated it - 100 miles up - closely resemble both in appearance and fertility the best of the lands in Egypt, and Governor De Martino states that the Webi Shebell is, if anything, better.

His present military policy is to protect the triangle, Brava, Kismayu and Lugh, by means of a line of posts extending from Brava to Lugh. This line,

except

except where it crosses the Webi Shebelli, is in arid country, and by holding the various wells along this route he has every confidence that no raiders from the Somali side will be able to penetrate. He also has garrisons along the Juba River at Jimbo (which is at the mouth), Margherita (which corresponds with Fawad on the map), Bardera and Lugh, with various small posts in between. He is strongly of opinion, however, that the troops on the lower river are not required at all and should be advanced towards the frontier. If this policy is carried out - and I have no doubt it will be - the line of Italian posts from Brava to Lugh, backed up by the British and Italian posts on the Juba River, will form an almost impenetrable barrier, and prevent contact between the Somalis in the North and our own Oaden and other Somalis, who are at present however quite tractable.

10. The one principal difficulty which remains and which has hitherto only been thought of is the condition of affairs existing on the river above Lugh. The country here is East African Abyssinia, and Italian and is occupied by Kerahai Somali and Borana. The Abyssinians have perhaps done most work in this corner, but you can imagine what the class of work would be; the Italians have done little; we have done practically nothing at all. Mr. Desinger lately wrote suggesting that all three Powers should combine to clear up this corner, and I think it is well worthy of consideration. I do not believe, from all I have heard from officers long resident in

Jubaland - such as Colonel Kirkpatrick, Captain Salkeld and Mr. Hope, the Provincial Commissioners - that there will be any serious difficulty in pacifying this unadministered area.

ii. I would now propose to go on with my description of the Juba River and to discuss our own small question later on. I was accompanied up the river by Captain Salkeld, the Provincial Commissioner, Colonel Kirkpatrick, who commands the Troops, and Mr. Irwin, Manager of the Espero Navigation Company. These officers, with Mr. Hope, who is now in charge of the Southern Frontier District, have probably more knowledge of the conditions obtaining on the Juba and the frontier than any living man. The Juba carries more water than any river emptying itself into the sea as between the Nile and the Zambezi. It has no tributary of any importance until it reaches Abyssinian territory, the Highlands of which produce the periodical floods to which it is subject. It is navigable up to Bardera for river steamers drawing 3 feet for 8 or 9 months in the year; 16 miles above Bardera it is obstructed by a few small rapids; thence to 2000 ft. it is said to be navigable during the same period for small steamers. The whole country bordering the river, from the foothills - some 20 to 30 miles above the river from Bardera - as Kismayu, is an alluvial deposit. Possibly these foothills mark the old coast line of the African Continent. The river discharges an immense amount of silt, and this has been deposited behind successive rows of sandbars formed in the sea between this

original coast line and the existing one. These coral outcrops are to be found in the bed of the river every 20 to 30 miles, though on the banks they are overlaid with soil. This is a circumstance of very great importance, as undoubtedly a large amount of flood-water and rainfall is kept back by these natural dikes. In this regard the valley of the Juba has a great advantage over the valley of the Nile. The alluvial plain on either side of the Juba naturally varies in width; close to the mouth one can traverse flat alluvial ground 8 to 10 miles wide on either side of the river. This area on our own side is alternately open plain and small forest - the latter, as one approaches Bardera, becoming very thick and productive of immense hardwood trees of various descriptions. The river meanders through these broad alluvial plains in very erratic manner. It has often in the past completely changed its bed, and with very little engineering these old beds could be opened up as natural irrigation canals or reservoirs. I estimate that there may be 750,000 acres of alluvial land on our side of the river - land apparently quite equal in all respects to the best land in Egypt. The area on the Italian is probably somewhat less. The rainfall is from 15 to 25 inches per annum, or quite six times that of the valley of the Nile. Irrigation from the river can be carried out without any difficulty, and another factor which would assist the planter is the presence of constant and very heavy dews.

12. The only population at present occupying this alluvial belt is the Wagasha, roughly estimated at

80,000, on both sides of the River. They are not a tribe in any sense of the word but merely an agglomeration of small communities formed by escaped slaves from the surrounding small tribes. These communities existed long before our arrival in the country. The small band of Fongas, which extends practically the whole length of the river on our side in a belt varying from one to two miles wide, has in a measure protected these peoples from incursions from the Somali, who dare not bring their cattle within this area as it is infested with tsetse fly. For that both Governments have established stations along the river, and that the Somalis on our side are well under control, there have been no cases for some years of important differences between the Wagosha and the Somali. I have never seen in Africa such diversified types of man as one finds among the Wagosha. In any village one finds West African, Sudanese, Congo, Uganda, Nyasaaland and even South African types and, intermingled with these, men of Swahili, Somali or Arab blood. They have no chiefs, and very little ambition, but are quite peaceful and tractable in the vicinity of our joint administrations. There is room, however, on the land in this very large delta for possibly four million people. The Wagosha cultivate maize fairly extensively, and to a lesser degree sis-sis (cassava) and cotton. A small cotton weaving industry also exists.

13. The Governments of the two countries have done little to test the capabilities of the Juba district

district though on the Italian side some fairly extensive experiments in cotton-growing have been successfully carried out. I may mention that our own Agricultural Department has never visited this really remarkable territory, and the only experiments carried out on our side have been by our own residents. I remarked at one station a few rubber trees which had attained very remarkable growth in two years. I have in no part of Africa, except on the Nile, seen any country that promises so well for the growth of cotton. On our own side of the river we have granted only one concession in land, namely that of 3,000 acres to Mr. Argyropoulos who, I understand, is connected in some way with some of the Greek cotton merchants in Egypt. Last year, however, we divided off some 20 fannas, and there have been applications registered for all of them. Mr. Argyropoulos started his operations on what was practically a green plain, with the assistance of some agricultural machinery. His financial resources, I believe, are somewhat small, and he had therefore lately been in England apparently to attempt to raise funds for further work. I may say he has placed in a position large centrifugal steam pump for irrigation purposes. The only other concession on the river - if it may be called a concession - is that of the Superior Steam Navigation Company, which is working with very considerable enterprise two efficient steamers, with a certain number of lighters. This concern, I believe, is mainly in the hands of Mr. Nesbitt, a Rice-Merchant in London. He has so far worked at very considerable

loss, and is in daily dread of being opposed by an Italian Company subsidized by its Government to the tune of 55,000 lire a year. The Emperor Navigation Company, or in other words Mr. Nesbitt, Mr. Argyropoulos and Mr. G. P. Walford appear to be on the point of co-operation for the development not only of trade but of plantations on the Juba River.

14. Returning to the plantations or farms which were last year laid out on the Juba River, and for which many applications have been received, a certain number of these farms or portions of them would have to be told off as locations for the Wagosha people; but undoubtedly hundreds of thousands of acres are available for alienation, while even the claim of the Wagosha people themselves as escaped slaves to the lands they are now occupying is merely a nominal one and not based upon old standing tribal possession. It is however desirable and just that we should recognize their rights. I have found, in looking into the applications for the farms, that several are on behalf of Italians who are already possess large allotments on the Italian side of the river; the others are from men who certainly do not propose to develop them actively. As an outcome of the co-operation I have mentioned, Mr. Walford recently applied to the Colonial Office for the whole of these farms.

15. The position on the Juba requires very careful consideration, and in this regard the Governor of the Italian Protectorate is entirely of my opinion. A Commission is about to be appointed by

both

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both Governments to determine the river boundary, and to discuss further the question of the changes effected at its mouth whereby a large slice of British territory is now on the Italian side of the thalweg of the stream, any recommendations of such Commission being referred for the final consideration and decision of the British and Italian Governments.

16. His Excellency the Governor of Benadir met me at Margherita, one of their principal stations on the Juba, some 50 miles from the Coast, and we agreed to the early appointment of the Joint Commission: on his side to consist of the Provincial Commissioner of Gocha, the Captain of the Cruiser 'Volturno' and his Chief Public Works Engineer; on our side, the Provincial Commissioner of Jubaland, the Commissioner of Public Works, and a Marine Officer if one is available. In discussing the subjects which the Commission should consider, we were both struck with the desirability of extending the scope of its recommendations. The river, as I have mentioned, is an extremely winding one, so much so that in some places the base of a bend some two miles in contour has a width of from 200 to 300 yards. Under such circumstances the river itself at times takes charge and produces for itself a new course. In one instance, some 5 or 6 years ago, Colonel Hannington, then in command in Jubaland and also acting as Resident, found it desirable to attempt to produce a small canal at the base of one of these bends in order to increase the safety of navigation

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navigation for the small Government steam launch which plies on the river and which only draws 18 inches of water. He therefore cut the small canal down to this depth, which divides the north channel a mile or so from the river, throwing the water of the river to the Italian side. It should be for the Commission to recommend the rectification of the flow of the river, both with a view to improving its navigation and to preventing subsequent awkward situations arising by our finding ourselves with British or Italian territory on both sides of the navigable bed of the river. Furthermore, it is also desirable with the advent of Italian steamers that navigation laws or rules should be jointly agreed upon.

17. It is fortunate for us to have as a member of the Commission the present Commissioner of Public Works, who has had many years' experience in India both of regularisation of rivers and of big irrigation projects. I am of opinion - and here again I think I may fairly say that Mr. De Martino shares this opinion - that the eventual development of this promising territory will be dependent upon large irrigation works in the hands of responsible individuals. I will suggest the Commissioner of Public Works not particularly to direct his attention, outside his duties as a Commissioner, to general schemes of irrigation, and to submit a report to me upon the subject. In the meanwhile I would impress upon your Lordship the undesirability of granting any large concessions of land within this very

little

little known area. I am quite willing however to consider the claims of the prospective partners I have mentioned, but I think it essential that any such negotiations should be carried out in this country.

18. With reference to the Frontier, I am now in a position to gauge more accurately the whole question. Prior to last September the Protectorate Government hardly concerned itself at all with Frontier matters, which were left to the decision of Mr. Zaphiro, who took his orders from Adis Ababa and was supported, I believe, by a small body of irregular police. In September last, shortly before my arrival, the Protectorate received instructions from the Secretary of State to relieve Mr. Zaphiro, who was about to proceed on leave, and a British officer, Captain Barrett and a force of 60 men of the King's African Rifles under Captain Aymer, proceeded to Moyale. Since then authority has been granted to organise what is now known as the Northern Frontier District, which comprises to-day the previously authorized stations of Marsabit and Moyale, and Dolo will probably be opened at a later date. This place Dolo was formerly much frequented by Mr. Zaphiro. From all reports I have received I should say that this occupation of our own territory and carrying on the administration through our own officers has had the very best effects. If Mr. Zaphiro, a foreigner, with a few irregular and badly armed police, was able to keep nominal peace on the Frontier, I have no fear as to the future with reference

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own  
to our administration. It recently became necessary to relieve the garrison at Moyale, and a camel company was sent up not only to effect this purpose but to establish a new station at Senonli on the Juba - almost opposite Bardera, an Italian post.

19. I would now particularly refer to our own Somali position. The most important of our Somali tribes are the Merehan, Aulihan, Mahomed Zubair, Herti and Abdulla. Captain Salkala, the Provincial Commissioner of Jubaland, has been in constant touch with all these peoples except the Merehan for several years, and has constantly held councils with them in Kismayu itself. Such a council was arranged for on my return from my trip up the Juba, and representatives of all these tribes attended except the Merehan. They are a most intelligent body of chiefs, who assured us that they had no intention of doing anything which would embarrass the Government if we, on our side, did not interfere with their religion or their cattle, or various small matters in all of which I could acquiesce. The centre of the Somali country is Afmahu, which has formed the subject of much correspondence during the last few years, and it has been constantly urged by all who know the problem that its occupation would ensure the peace of the whole of the Somali tribes. The camel company in proceeding to Moyale and the frontier has had to go through Afmahu and the whole of the Somali country, except Merehan, the necessity of this being based on the fact that the river roads are infested with tsetse fly. There is little doubt that

that we shall have in a measure to fall back upon Goshal country for providing the grain, &c. necessary on the Frontier and that both the victualling and relief of the posts will in all probability be carried out along this route via Afraadu and El Bar. The Somali chiefs themselves ~~asked that~~ we should occupy Afraadu, and I think therefore that in the interests of all concerned this should be done at the earliest possible moment, and would beg to receive telegraphic approval of the same.

20. What I would propose to do is to place the whole of one battalion along the Juba and the Northern Frontier, a scheme which would ensure the continued presence of a senior officer. The stations occupied would be Afraadu, <sup>possibly Jara</sup> Ferentij, Dolo, Moyale and Warasbit, although the latter would probably have no troops stationed there except a body of police or irregulars formed from amongst the Rendile or Samburu. The dispositions which are being made by the Italian Government will not allow of any incursions from their territory into ours; on the other hand, I fear nothing along the Abyssinian boundary as soon as it is settled. The most difficult spot therefore is the Defana and Mordhaq country, which I have previously mentioned and which, ~~as soon as~~ as soon as we are well established on the Frontier and in Afraadu, should be occupied by all three Governments and the boundaries finally determined. I do not think there is any reason to anticipate serious resistance from these people. There has, I think, been far too much readiness to exaggerate the military position along

the Juba and in the North. The murder of one officer of Government a few years ago seems to have effected this very largely. I would call to Your Lordship's recollection the fact that the Nigerian Province of Bornu, containing a population of 500,000 Kanuri Mohammedans, situated 30 days from effective reinforcements and subject to raids from fanatical French tribes totally unadministered, was garrisoned by 100 mounted infantry and 100 infantry on a boundary line some 250 miles in length. Provided always that the Abyssinian and Italian Governments do their part here, I think the presence of one battalion along the boundary is all that is required, and this opinion is shared by officers of many years' experience. In case of any trouble with the Somalis - the only one which might possibly arise - our reinforcements are not as in Bornu 30 days away but only about 48 hours distant. I am firmly of opinion that it is only by opening up Jubaland and its trade to the perfectly willing Somalis that we shall find absolute peace and witness their advancement and civilisation.

### III. SEYIDIE PROVINCE.

#### MOBASA.

#### The East African Estates and Lord Waleran's Concession.

On my return to Mombasa I entered into various matters

matters affecting the town itself and more particularly the water question.

It is now some 11 years ago since Colonel Bogie, B.S., furnished a report upon this all important matter. The future progress and welfare of the town and port rest entirely upon the provision of a good water supply. At present the whole place is dependent for water upon wells sunk in the hard rocky and the sanitary system embraces the use of "miltons", very often contiguous to the wells, there is little doubt that we are living over a species of hygienic vulcanism. The small outbreak of plague which visited Kampala some few years ago cost 20,000 lives. It is tremble to think what any similar epidemic would do in Kampala, where the sanitary conditions are among the worst that I have ever experienced, the population here is so dense, the measures of prevention and the climate were more suitable to the propagation of disease. The lack of good water supply also injured the port so that it is impossible to provide passing ships with fresh water.

The supply of water reported upon by Colonel Bogie was not approved of by our Bacteriologist. Subsequent to Colonel Bogie's report various proposals have been put forward, based upon supplies derived either from the Shamba Hills, approximately 50 miles from Kampala, or the Vol River, 100 miles up the Uganda Railway.

The various supplies examined in the Shamba Hills have in the past been condemned by the medical authorities;

authorities; and as the Voi scheme entailed an expenditure of ~~more~~ upon £200,000 it has not been very seriously considered. I was much struck in perusing the papers on the Shimba Hills supply with the fact that an engineer some years ago had made the discovery in the middle of the dry season of a supply which he said appeared to him to be the best water he had ever seen in Africa, that it issued directly from the bowels of the earth, and was estimated at the driest period to produce 800,000 gallons per day. No samples of this water appear to have been taken at the time, and I therefore despatched an officer of the Public Works Department last December to make a further examination of the streams, and, if possible, to discover these springs. The result of the analysis of the samples he brought back were not favourable, but it was apparent from his report that he had not attained the object I desired.

The summit of the Shimba Hills, some 1,400 ft. above the sea, is one day's journey from Mombasa. Here is established the only forest station of importance on the Coast. The house provided for the Forester - an official who draws from £120 to £150 per annum - was of brick, containing five rooms and the usual out-houses. Underneath the house, which was raised well above the ground, was an enormous cellar, said to be for the storage of seeds but which, to my mind, formed an excellent breeding place for mosquitoes, quite apart from the fact of the large sum of money it must have cost. There is a natural forest of some 640 acres, and a plantation of Burmah teak

teak of 100 acres. The teak appears to be doing well, but will apparently take 100 to 140 years to mature fully. Fairly large gangs of men were employed in keeping down the weeds, which grow at an enormous pace, and the forester was unable to tell me how many years it would be necessary to keep up this cleaning process before the shade of the trees themselves would ensure the death of any undergrowth. It appears to be an unwise policy to start the growing of teak in this country when we have not even begun the development of the many hard-woods which it contains. If teak ever does come to maturity it will require the construction of a somewhat expensive line of railway to place it upon the market or in Government hands. It would appear <sup>in</sup> wiser in any case to have planted for every acre of teak one acre of rubber to ensure sufficient revenue to pay for the development of the former.

With the Commissioner of Public Works, the Provincial Commissioner, and the forester I proceeded on the two following days to attempt to find the headwaters of the two rivers previously reported on. This, with the aid of a very intelligent native of the country, we were enabled to effect without much difficulty after some very arduous climbing. The spring mentioned by the engineer as proceeding from the bowels of the earth was found, and in every way came up to the description which has been attached to it. We were present at the end of the rainy season, when the maximum flow of water might be expected, and under the worst hygienic conditions. The water emerged from under the hills in two very powerful springs, estimated



by the Commissioner of Public Works, who is an expert in these matters, at about two million gallons per diem, and at a height of 900 ft. above Mombasa - a circumstance which will allow not only of a gravitated supply for the town but a very considerable water power which might be utilized for electric lighting. Samples of the water were taken, and I am glad to say that on analysis the same Bacteriologist who had previously condemned all samples from the Shimba Hills states that this water appears to be the purest yet utilized for a water supply in East Africa. Further analysis and examination will be necessary, but there appears to be every possibility of our having found a suitable water supply within 20 miles of the town and port. The exact spot can be seen by an examination of the map covering the Diespecker-McAllister concession. It is situated at the source of the river Mriri, which enters the Diespecker area close to its most northerly point.

The experts are of opinion that in so far as possible the land about the headwaters of this river and the Maruni and its affluents, where they issue from the Shimba Hills (which extend from Meele right up to the forest) should be kept free from surface contamination. To effect this would entail a further diminution of the area of the Diespecker-McAllister concession. My visit to the Shimba Hills also allowed of an examination of a portion of these two large concessions, which I understand have been transferred to Lord Walerga.

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The first point that strikes one is the fact that the natives have planted cocoa-nut trees in bunches over a very large area indeed. These cocoa-nut trees have a definite annual value in the production of copra, and in this regard resemble the possession by villagers in Egypt of date palms. The actual amount of cultivation in so far as I could see is not great, and doubtless some arrangement could be come to with the natives with regard to the land itself. The relinquishing of the cocoa-nuts on the other hand must be a question of compensation.

In addition to these rights the natives have for many years collected rubber, and more particularly, gum copal, in the forests.

It has been notified to me that the Colonial Department has committed itself to finding 100,000 acres in this vicinity. A glance at the map will show that if we are to find 100,000 acres for this concession, and also 350,000 acres for the East African Estates, we shall not have an easy task, unless we include arid scrub land which the concessionaires will probably not wish to accept.

I received a cablegram from Lord Waleran asking that any extension should be considered in the direction of Jumbo, which is at the most southerly point of the old concession. As this is the very area in which we shall hope to find the bulk of the land promised to the East African Estates, I think there will be some difficulty in meeting Lord Waleran's request. Of course the titles to these two huge concessions are to-day practically valueless, and will remain so until native rights can be determined and surveyed off. As

soon as this is effected, the result of these two concessions will be that every acre of available land on the Coast, south of Mombasa, will have been granted to two concerns.

*AL*  
*ms 82-44*  
*day*  
*2/20/4*  
I had every wish to proceed to Gazi, and examine the progress made by the East African Estates, but was unfortunately precluded from doing so owing to lack of time. I understand, however, that the bulk of the development carried out by this Company is on land claimed as privately owned.

On my return to Nairobi on July 25th I received for my information a copy of correspondence between the Crown Agents for the Colonies and the East African Estates with regard to an advertisement which it was proposed to issue as to the suitability of this Company's estates for planters. The advertisement pointed out in glowing terms the excellence of the water supply, the ease of transport, the plentiful supply of labour, and the suitability of the land for the growing of almost all classes of tropical crops. I was not enabled by cable to do otherwise than indicate my particular disagreement with the issue of this advertisement.

Almost at the same time there came into my hands an illustrated pamphlet published by this Company with the idea of attracting planters. I sincerely hope that Your Lordship's attention has been drawn to this document.

On the question of land titles it implies that the Company are in a position to grant secure title more readily than the Government. The wording is

somewhat

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somewhat guarded, but I am quite sure that an unsuspecting man would assume that his title would be a good one. The Company to-day are not in a position to grant secure title to a single acre of land.

I am moreover, somewhat surprised at the general policy which this Company appears to be about to adopt. There are certain development conditions imposed upon it, and I do not think they should be allowed to alienate any land until they fulfil them. They have never kept a permanent manager in this country, and I believe the main cause of their difficulties with Goldman was his insistence upon this very thing. They have, I believe, about 1,000 acres more or less under cultivation, but that they have been actually able to prove or yet that certain crops are suitable for the country is impossible of belief, with perhaps the exception of sugar. Moreover in the pamphlet, which adroitly mixes up Highland conditions - where they possess practically no land - with Lowland, it would almost appear to be implied that the estates were suitable for pastoral farming or ordinary agriculture. This is, of course, untrue as no animals can safely live upon the estates which this Company will eventually acquire.

When they speak of the conditions of transport being improved, I can only characterize the statement as false. The country, being unsuitable to animals, must depend upon head carriage or upon mechanical traction. There is a great dearth of population for the former purpose, and no roads whatever suitable to the latter.

The assertion that there is an ample supply of labour would mislead intending tenants if they assumed that labour was to be found within the Company's territory. There is practically no local labour whatever. Up country labour is at present seeking employment on the coast; but if these large estates were levelled to any degree, the relative labour conditions would soon become acute, unless the importation of Indians was resorted to.

The pamphlet might be read to indicate that here was to be found the ordinary amenities of a British planter's country: schools and churches are mentioned, the fact being that this part of the pamphlet, though it does not specifically say so, refers to the Highland conditions. There is no English school closer than Nairobi, no English church other than that of Mombasa, and the total number of white planters south of that town does not, I believe, exceed three.

I may have misjudged the pamphlet, but I must frankly say that if it had been submitted to me I would have asked for very many explanations before I would have permitted its issue, even if the policy had been that of disposing of this practically undeveloped, ungranted and untitled country to small planters. I cannot be persuaded that the policy which the Company is pursuing can be the one which was intended by the Colonial Office when this concession - which will undoubtedly in the future be a very valuable one - was granted. Having effected development, which, in so far as the land itself is concerned and on the actual figures shown by the

Company

Company, cannot exceed £8,000, the titleless area which has been rented to them for three farthings per acre is at once put up to one shilling. I submit that this action on the part of the Company discloses their real purpose in acquiring the land. I may perhaps be unduly biased in this matter, but, if so, it is only due to the fact that this Company has not worked, as it ought to have, entirely through the Government of the country. The Managing Director, who I believe receives a very large salary, which I presume goes against development, appears here at long intervals, mainly for the purpose of inspecting the Bacon Factory in the Highlands, which was one of the baits held out for the grant of this concession.

This factory, I may say, has had an unsatisfactory past in so far as the settler is concerned, and though a change of Manager has taken place it is being reported to me from many directions that its working is by no means improving, nor would it appear that this part of the concession has been carried out as stipulated.

I believe that in the hands of a competent individual, such as Mr. Kingsworth, a great deal might be done for this property, and regret, however, to see that his services will probably not be available for the Company.

Lord Valerian has asked if he may come out in the autumn in order to regulate the affairs of his concession. I am the last person, who would desire to see any delay in progress on the Coast. I must

however

however emphatically say that his visit would be of no avail whatever until the question of titles is settled, and that if this settlement must be based upon revenue balancing expenditure, I fear it will be very long delayed.

I have the Honour to be  
 Your Lordship's humble,  
 obedient servant,

  
 GOVERNOR.

for Cap  
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951 23 Rkt 1920

Sr

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DRAFT.

Mr. Conf,  
In l forward

MINUTE.

- Mr. ~~Wills~~ 2/9
- Mr. Bates 22/3
- Mr. Fiddes.
- Mr. Just.
- Mr. Cor.
- Sir G. Lucas.
- Sir F. Hopwood.
- Col. Seely.
- Lord Crewe.

I have the honor  
to acknowledge the receipt of your  
Conf (791) dated of the 6<sup>th</sup>  
of Aug forwarding a report  
upon your visit to the  
Court premises of the 24<sup>th</sup>  
which I have had, with  
great interest

2. With regard to para  
2 of your report, I  
have to refer to my despatch  
of the 26<sup>th</sup> of Aug  
from which you will have  
learned that the Insuree,  
has agreed to be  
of charging to the  
Insuree

(Mr. Insuree 7/24220 + 2,078 of the 26<sup>th</sup> of Aug  
5680-20

reserves 1/13 24220 + 2,078



Coast Strip being proceeded

into immediately

3. The instructions contained  
in sub-Header paragraphs 11-12

of your report have

been carefully considered

in dealing with the different

subjects to which these

paragraphs relate

I have, etc.

S. J. G. W.