

EAST AFR. PROT.

C. O.
15367

No. 1567

Recd
30 APR 07



(Subject.)

1907

April 4

Previous Paper.

8/29/07

6/24/07

Mombasa water supply
Appl. of R. & U. Coll.

The appl. with memoranda by Storage of Rly & Comm. of funds
asking the adoption of a bond guarantee scheme as proposed by
the former recommends consideration of appln.

(Minutes.)

Mr. Read

We are not told of all who Mr. Gibbs may be, & I don't see any good reason for preferring his proposals to those of the Owen Thomas Syndicate which we disapproved. Mr. Perry's alternative proposal that the advantages of the Co. should be guaranteed by the Govt. would be that a lower price could be charged for the water would probably be originated by the Treasury.

With regard to the general question of the water supply of Mombasa I would have Mombasa has a successful

Next subsequent Paper

Comm
17436

of about 60 inches: and that being so
I shall not readily believe, until it is
ascertained by a competent water engineer
after examining the ground that it is
sufficient to give 102 miles off for a
supply for a town of some
25000 in habitants

(2) The opinions of the medical men
in 8159/07 do not show that the
present water supply of Monken is
a serious danger to health.

(3) As has been seen at Newdig on
the place an abundant water
supply increases the danger to health
unless an efficient sewage system is
provided at the same time to carry
it off.

(4) We cannot of course go to the expense
of providing a water supply in order
to provide for the sewage.

(5) The most pressing matter appears
to be the supply of water for the
Railway: & as well as being some
to have been found to be supplied by
Mr. Muff we may eventually have
to contribute on the scheme to supply
it

Yes
H

204

I think we might ask this in
the draft on S 8159 & advise that
no inf. is given as to Mr Gibbs status
pl. of that Lord C. writes to give
a monopoly of such a kind to a private
Co. add the doors above, & ask
for further refutation the references
of the report already made
by Mr Ross & reference to by Mr
Purvis who has not received us

W. Anderson
8/5

MR 1/5

W. Anderson
So priced?
H. S. R.
2/5

to Mr. J. ...
at ...



Commissioner's Office

15587

Nairobi

REC
APR 30 1907

April 4th 1907.

EAST AFRICAN PROTECTORY TERRITORIES

No. 125.

(Incl. 3)

My Lord,

I have the honour to transmit herewith a copy of an application in connection with a scheme for supplying Mombasa with water which I have received from Mr. F. H. Gibbs, together with memoranda by the Manager of the Uganda Railway and the Commissioner for Lands.

Mr. Gibbs
Mar. 21st
Mr. Currie
Mar. 28th
Colonial Secretary
April 2nd

The importance of a proper water-supply for Mombasa, Kilindini and the Railway between the latter place and Voi cannot be exaggerated, and I would suggest that, failing the adoption of some such Government-guaranteed scheme as proposed by Mr. Currie, your Lordship's

consideration.

H.H. Principal Secretary of State

for the Colonies,

Downing Street,

LONDON, S.W.

consideration may be extended to Mr. Gibbs' application.

I have the honour to be,

With the highest respect,

My Lord,

Your Lordship's most obedient,

humble servant,


Acting Commissioner.

Despatch No. 23 of Apr. 4, 1907

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C. O.
15367

Nairobi

March

REC-30 APR 07

Copy

Sir,

I have the honour to submit herewith, for Your Excellency's consideration, the following application in connection with a scheme for the supply of water to Mombasa, Kilindini and the Uganda Railway between Voi and Kilindini.

I have, as you know, already gone into the engineering considerations of the question as thoroughly as the data at present available permits; and in addition to this, I have personally visited the proposed source of supply and have made certain surveys which were sufficiently comprehensive to satisfy myself that by utilizing certain storage areas an ample supply of excellent potable water may be made available at such an elevation as to render a "gravity supply" to Mombasa feasible; that for a "Pipe Line" of approximately 112 miles length.

Such a scheme would serve not only Mombasa and Kilindini but all the intervening country and Railway along the route of the Railway between Mombasa and Voi as well as may be for the planters or settlers who might desire water for either domestic or irrigation purposes. At Mombasa or Kilindini the water would be under such heads as to afford ample fire protection.

A large amount of survey work is necessary before a report with detailed estimates and specifications can be drawn up and until this is completed only a very approximate estimate can be made of the cost of the scheme.

My proposal is that the Government give me sufficient time to undertake and complete these surveys and to grant me

E. A. the Acting Commissioner,

Nairobi.

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an "option" or a concession for the supply of water to Mombasa, based on the following conditions:-

(1) The time of such option to be for ten months in which to complete my Report; such period, however, to date from the time the Government signifies its consent in writing.

(2) In the event of the data collected during this ten months' period proving that the scheme would be too costly to be undertaken by private enterprise and upon my signifying that such is the case then a consideration for the grant of such option, to be made over to the Government free of charge all of the data collected in the way of reports, surveys, etc., etc.

(3) If, however, the data collected show that the scheme is feasible and I signify my intention in writing of proceeding with its construction I am then to be given a further period of six months in which to complete the necessary financial arrangements and commence actual construction work.

The general terms of the Concession to be as follows:-

(a) The term of the Concession to be fifty years at the expiration of which period Government to have the right to take over all the works at valuation to be arrived at by arbitration.

(b) The sole right to sell water in Mombasa and Kilindini towns and harbours as well as along the route of the pipe line.

(c) A free grant of a suitable site for the construction of the necessary workshops and offices in Mombasa or Kilindini.

(d) Entry free of duty of all material to be used in the construction of the scheme and of all material to be

used

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used for its maintenance during the first ten years of its operation.

(e) A free grant of the necessary land for storage basins and reservoirs.

(f) The sale of water to be by meter only and at the following rates:-

If the consumption exclusive of the Railway and shipping supplies is less than		150,000 gallons per day	...	Rs.10 per 1000 galls.
if between 150,000 and 200,000)	"	"	...	" 9 " " "
if between 200,000 and 250,000)	"	"	...	" 8 " " "
if between 250,000 and 300,000)	"	"	...	" 7 " " "
if between 300,000 and 350,000)	"	"	...	" 6 " " "
if between 350,000 and 400,000)	"	"	...	" 5/8 " " "
if over	"	"	...	" 5 " " "

Rate to the Railway on a guaranteed minimum consumption of 150,000 gallons per day Rs.1/8 per 1000 gallons.

A preliminary estimate of the total cost of the scheme is Rs.25,000.

I am leaving for England on the 30th instant and as it is imperative to commence the surveys as soon as possible after June 1st, the commencement of the healthy season, you should be greatly obliged to have the Government's decision communicated to me at its earliest possible convenience. My London address will be:-

G/O Messrs. Peabody Son & Nicholas M.M.L.S. & Co.
Consulting Civil Engineers,
11, Victoria Street, Westminster.

I have etc.

FRANK H. GIBBS.

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MEMORANDUM

(1) Mr. Gibbs' proposals are, I consider, reasonable with the following exceptions:-

3.(d) I don't think he can be allowed entry free of duty for all material to be used for maintenance during the first ten years.

3.(f) His rates for the sale of water are very high.

(2) If however Government will not do the work itself we shall have to pay heavily to get it done by private enterprise.

Assuming that Mr. Gibbs' figure of £325,000 as the probable cost of the work is correct and that sales are at a minimum, viz:

150,000 per diem @ Rs. 10 per 1000 gallons to town =	Rs. 1,500
150,000 " " @ " 1/6 " 1000 " " " " " " " " " " "	Ry. = 225.

= £.115/- per diem. Rs. 1,725 per diem.

The total revenue per annum will therefore be

$$£115 \times 365 = £.41,975 \text{ say } £.42,000.$$

Taking working expenses including directors' fees and other home charges at say £10,000 per annum this leaves £.32,000 available as nett income or about 10% on outlay.

From a promoter's point of view there is therefore evidently something in the scheme.

(3) Our present water supply on the Railway Voi to Kilindini is obtained as follows:-

Voi 6

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	Source	Quality
Voi	Pumped from well	Fair
Maji-ya-Chumvi	Pumped from stream	Bad
Mazeras	Pumped from stream	Bad
Kilindini	Pumped from wells	Indifferently

Our present total consumption between these places including what we deliver to gangmen etc. along the line is probably about 100,000 to 120,000 gallons per annum.

The total cost to us is about £1,000 per annum.

(4) To get a regular and ample supply of good locomotive water all along the line from Voi to Kilindini - I assume that the water from the Sagala Hills is good water - would, I consider, justify the Railway guaranteeing a payment of not less than £5,000 per annum or 150,000 gallons per acre @ Rs.1/8 per 1,000 = £5,275 per annum.

This would leave £26,700 to be collected in Mombasa and Kilindini exclusive of the Railway.

I would say that, unless Government put up the greater part of it, this would be impossible for some years to come, and if Government pays for the water at this rate it would obviously be cheaper for Government to raise the money on any 3% and do the work. £26,700 @ 3% = £1,1375 and

(5) It is absolutely essential for the Protectorate that water shall be laid on to Mombasa and if it is impossible to get the work done by Government I would recommend that this application be entertained, but in a modified form.

(6) That the capital be raised of £500,000 4% debentures guaranteed by Government; the interest on these, viz. £12,000 should be guaranteed as for £5,000 by Railway and as for £7,000 by Customs. That the balance of £25,000 be shares for the Company.

Under this arrangement the cost of water could probably

be

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(3)

be reduced by nearly 2 because the revenue required would only be:

Working Expenses	...	£.10,000
on disbursement	...	£.12,000
Pay 15% on shares	...	£. 3,750
		<hr/>
		£.25,750
		<hr/>

of which £.10,000 and £.7,000 and £.12,000 would be paid by Railway and Protectorate, leaving only £15,750 to be got from the public etc.

This could probably be done without great difficulty.

If we get really heavy traffic between Kilindini and Voi on our present water supply we shall find it almost impossible to carry on.

(7) Of course the whole question depends on the water proving on analysis to be of good quality.

(8) The above is merely a rough suggestion which would require to be thought out in detail. I don't know whether the idea would be acceptable to Mr. Gibbs or the Treasury but probably an arrangement on this basis could be sent to if the Treasury agreed.

All payments say 20% on the share capital the balance of profit earnings must accrue to Government.

Sd/ H. A. F. CURRIE.

Manager,

Uganda Railway.

Nairobi,

March 26th 1907.

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In Despatch No. 155 of April 4, 1907

MEMORANDUM

The question of the Mombasa water supply is one of the first importance to the country. The traffic on the Uganda Railway is rapidly developing and Mombasa is becoming by degrees the principal port on the East Coast of Africa.

I am told that the Naval authorities would make it one of their coaling stations if only the water supply were sufficient.

As to the scheme itself I believe Mr. Gibbs has gone in the right direction for its supply. If the water is pure (and that should be ascertained without delay) there is a large quantity in the Ngala Hills with a splendid fall for the generation of electric power. This latter fact should be borne in mind in fixing the rates for water.

I agree with Mr. Currie that the rates proposed by Mr. Gibbs are much too high. They are certainly too high to demand from the residents of Mombasa Island.

If the Government cannot itself carry out the work, the modified scheme of a Government guarantee suggested by Currie is worth consideration.

Sd/ J. MONTGOMERY.

Commissioner for Land.

Nairobi,

April 2nd 1907.