TO

THE PRIME MINISTER OF KENYA

THE HON. JOMO KENYATTA

A REPORT ON THE HON. J. K. GATUGUTA'S COMMITTEE ON EMERGENCY MEASURES TO COMBAT LANDLESSNESS AND UNEMPLOYMENT IN CENTRAL REGION

OCTOBER, 1963

THE REPORT OF THE CABINET COMMITTEE ON EMERGENCY MEASURES TO COMBAT LANDLESSNESS AND UNEMPLOYMENT IN CENTRAL REGION

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APPENDICES

CABINET COMMITTEE ON EMERGENCY MEASURES TO COMBAT LANDLESSNESS AND UNEMPLOYMENT IN CENTRAL REGION

Parliament Buildings,
NAIROBI.

24th October, 1963.

The Rt. Hon. Jomo Kenyatta, M.P.,
Prime Minister,
NAIROBI.

Sir,

We were appointed by you, Sir, early in September this year with a title of "Cabinet Committee on Emergency Measures to Combat Landlessness and Unemployment in Central Region." The terms of reference of our Committee are set out in paragraph 1 of our Report which we have the honour to submit.

We have the honour to be,
Sir,
Your obedient servants,

1. .....
J. K. Gatuguta, M.P., (Chairman).

2. .....
G. K. Kariithi, Civil Secretary, Central Region.
Member.

3. .....
P. T. Mirie, Chief Agriculturist.
Member.

4. .....
M. C. Argyle, Chief Conservator of Forests.
Member.

5. .....
P. H. Gatley, Ministry of Lands and Settlement.
Member.

6. .....
K. A. Maina, Secretary of the Committee.

SUMMARY OF RECOMMENDATIONS ON LANDLESSNESS AND UNEMPLOYMENT IN CENTRAL REGION

The Committee wish to draw the attention of the Government to the fact that there is no land available to settle all the landless families in the Region. All new areas which were added to the Region by the Boundary Commission from the Former Scheduled areas can only settle about 15,000 families. There are over 50,000 families in the Region who are landless and over 90,000 families own sub-economic holdings incapable of providing subsistence to the people who own them. Population increases every year by 2.5%. (21,000 children are born within the Region annually).

We therefore recommend as a matter of urgency that a statement to this effect should be made and all political leaders be strongly urged to explain the position to their constituencies that efforts are being made to obtain work for those who do not get land of their own. If no such statement is made people will refuse to move to take up new jobs, in the hope of getting land. It must be made clear that there is a limit to the number of people who can be given land and that the Government obligation is to find jobs for those who have lost employment because of change of land ownership, but the Government is not committed to give them land they did not have before.

IRRIGATION POTENTIAL

Irrigation schemes would settle and provide employment for a very large number of landless and unemployed people and the Committee feels that this is the main solution to the problem.

Upper Tana - which is in the Central Region, has an irrigation potential of 19,000 acres, all in the Kirinyaga district. 5,400 acres have been developed in Mwea/Tebere area for rice growing and this has absorbed 1,300 tenants in 4 acre plots. These tenants make an average net income of 2,800/-. The scheme employs a total labour force of about 3,350 people.

The Committee recommends that a further 7,000 acres of black cotton soil be developed as a matter of urgency. This would settle about 1,750 families on 4 acre plots, and would employ a further 2,700 people. Inside the scheme there is a further 2,000 acres of red soils which can be developed for horticultural crops. This could settle another 500 families and employ an equal number of labour force. Red soils require a greater skill and bigger labour force.

Kirinyaga District has about 50,000 acres of undeveloped clan lands which includes the Upper Tana irrigation area. However, land is a highly emotional subject and great tact will be required on the part of the Government and all political leaders to persuade Kirinyaga people and the County Council to agree to their land being set aside for intensive development. The introduction of tenants from outside the District should be carefully negotiated with Kirinyaga County Council, bearing in mind that previous Governments had given undertaking that the land will be used primarily for local inhabitants.

The following are some of the advantages which the development will bring to the Kirinyaga County Council and the country as a whole.

1. The whole scheme of 12,400 acres of paddy would provide all the country's rice requirements and provide surplus

.../for possible

for possible export. Our costs are low enough and our rice yields high to enable the country to enter export markets.

2. Rice tenants pay £10 per acre water rates and the full scheme would have revenue excess over expenditure of £80,000 to £100,000.

3. The total nunumber of people who will be employed by the scheme of 12,400 acres under irrigation is in the region of 7,750 families. Assuming the family to consist of 8, the total number of people will be 62,000. These families will be earning a net income of about £500,000 a year and would provide a very good market for traders and farmers.

4. The Kirinyaga County Council would receive rice cess amounting to about £30,000 when the scheme is fully developed. At present they receive £13,000 p.a.

5. In addition it is proposed that the tenants should pay £2 rent per acre of land leased to them. This on 12,400 acres would fetch £24,800 p.a.

6. All the new tenants will, of course, pay local rates to the County Council.

7. All these advantages would come as a result of very considerable injection of Central Government capital and will boost County Council funds so that they can develop hospitals, schools, village life, etc.

FOREST EXCISION

The Committee was unable to find any large areas of forest land which are suitable for high density settlement. The Committee is in agreement with the WainwrightCommittee which arrived at the same conclusion last year. However, the following excisions were recommended:-

1. Dagoretti Forest	932 acres	(subject to prior consultation with Nairobi City Council-could settle 100 families)
2. Ragia Exchange Farms	6,575 acres	(suitable only for co-operative farming for 100 families).
3. Mt. Kenya Forest	1,000 acres	(for S.C.D.A. for tea development to employ 400 families.
Total	8,507 acres	

FARM PLANNING

There are over 65,600 farms of an average size of 7.6 acres in the Region. A large number of these farms are underdeveloped. The Committee strongly recommends that a crash programme of farm planning and farm layout should be started immediately to put this land into production and at the same time to provide employment.

The average farm planning has been 3,500 farms per annum. We recommend that this number should be stepped up to say 6,000 farms per annum. To do so would require extra staff, transport etc., at a cost of about £80,000 p.a. for the Region. Such a scheme would employ about 12,000 families.

Considering that the Central Agriculture Board loans

../to farmers

to farmers is about £75 per farm of 7.6 acres, 6,000 farms would require £450,000 annually in the form of loans to farmers. Of this amount the Central Agricultural Board would provide £70,000 and the Government would be required to find the balance i.e. £380,000 p.a.

The Committee recommends that an "Emergency Loan Fund" to farmers should be created to make the operation of the scheme possible.

The Committee recommends :-

(a) That all land in Central Region should be fully developed in order to increase production. Sisal acreage could be increased many times in Kirinyaga and Fort Hall districts. Cotton could be grown in Kirinyaga and Fort Hall Districts as well. Sheep rearing for wool could be a profitable occupation in the Region and tea planting could be increased, etc.

(b) That full employment could be provided to thousands of people within the Region if development of the present undeveloped land was embarked upon on a big scale.

As land is a national asset and the Government could not sit idle and see the land wasted, the Committee recommends strongly the introduction of a "Legislation on Land Utilisation" to be enacted by the Regional Authority to compel those who do not heed to the national call of hard work to develop their land according to the required standards.

REGIONAL BOUNDAY ADJUSTMENT

The Committee recommended that a group of European farms in Rift Valley Region near Escarpment, now surrounded by Settlement areas of Nyandarua consisting of some 7,900 acres of land suitable for low density settlement, be exchanged on "quid pro quo" basis with the land near Olealondo and Malewa Rivers consisting of the headwaters of the Nakuru and Gilgil water supply which is in the Central Region. This land will be able to settle some 200 new families. A map of the proposed exchange area is enclosed as Appendix 'B'.

STANDING COMMITTEE

In conclusion the Committee recommends that since considerable information has now been collected from experts, the Cabinet should set up a Standing Committee with a permanent Chairman to investigate and advise the Government from time to time on further measures to combat landlessness and unemployment in all regions whenever required to do so.

MAIN CONCLUSIONS

A Table showing the main conclusions is shown overleaf -

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IV.

TABLE SHOWING MAIN CONCLUSIONS

Project	Size	No. of Settlers	Extra Labour	Total	Initial Cost	Running Cost	REMARKS
Mwea Tebere Irrigation	7,000 acres	1,750	2,700	4,450	£750,000	£231,000	Excess Revenue over expenditure of £57,000 when in full production.
Farm Planning	Average 7.6 acres	6,000 farms	12,000	12,000	£380,000	£ 80,000	Initial capital is a loan.
Forest Excision Areas							
Dagoretti	932 acres	100	-	100			Subject City Council approval
Ragia	6,575 "	100 approx.		100			Soil unsuitable for high density settlement.
Mount Kenya	1,000 "		400	400			Temporary employment

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REPORT OF THE CABINET COMMITTEE ON EMERGENCY MEASURES TO COMBAT LANDLESSNESS AND UNEMPLOYMENT CENTRAL REGION.

INTRODUCTION

1. Terms of Reference

Following a decision by the Cabinet to set up a Cabinet Committee on Emergency Measures to Combat Landlessness and Unemployment in Central Region, the Hon. J. K. Gatuguta, M.P. was appointed as Chairman of the Committee early in September, 1963, with the following terms of reference:-

(1) Bearing in mind

(a) the need to conserve, as far as possible, productive forest areas, wild life and water catchment; and

(b) the need to provide holdings capable of producing subsistence and a minimum cash income of £25 per annum after payment of all dues,

to carry out an urgent investigation of the areas of Central Government forests in the Central Region, with a view to settling as many families as possible, and to submit a recommendation to the Cabinet not later than 15th October, 1963;

(2) to carry out a survey of the bracken, lantana and bush-covered zones of the Central Region, and to recommend specific programmes for their development in ways which will stimulate employment; such recommendation to include an estimate of any expenditure required and to be submitted to the Cabinet not later than 1st November, 1963; and

(3) to advise the Cabinet on any other proposals for land development within the Central Region which the Committee considers would alleviate unemployment and landlessness.

2. The membership of the Committee consisted of the following:-

The Hon. J.K. Gatuguta, M.P., Chairman,
Mr. G.K. Kariithi, Civil Secretary, Central Region,
Mr. P. T. Mirie, Chief Agriculturist,
Mr. M. C. Argyle, Chief Conservator of Forests,
Mr. P.H. Gatley, Ministry of Lands and Settlement,
Mr. K. A. Maina, Secretary of the Committee

In addition to these members, Mr. C.J. Lang, Deputy Chief Hydraulic Engineer and Lt. Col.N.S. Sandeman, Senior Game Warden, were invited to attend all the meeting of the Committee and to advise members at various stages of their proceedings. The Committee wishes to thank them for their invaluable contribution to this Report. The Committee is also grateful to Mr. E.C.M. Green, Assistant Director of Agriculture, Mr. J.G.Kiereini Under Secretary, Ministry of Home Affairs, Mr. J.P.W. Logie, Deputy Chief Conservator of Forests and other

.../Government

Government officials for the help and advice they gave to this Committee whenever it was required. Their valuable experience in the fields of Agriculture, Administration and Wild Life assisted the Committee tremendously.

3. The first meeting of the Committee took place on 12th September, 1963, in the Parliament Buildings and thereafter met several times at the same place and made several journeys to different parts of the Central Region.

4. On 11th October, 1963, the Committee decided unanimously that it would be much better to submit one report to the Cabinet on all the Committee's terms of reference instead of submitting two reports on different occasions. The Chairman of the Committee contacted the Acting Minister of Agriculture immediately thereafter to obtain his permission accordingly. The Minister conceded to the Committee's request and also agreed that the whole report should be submitted to the Cabinet on or before 25th October, 1963.

REPORT

PART (1) OF THE COMMITTEE'S TERMS OF REFERENCE

5. We were required under the first part of our terms of reference to carry out an urgent investigation of the areas of Central Government forests in the Central Region, with a view to settling as many families as possible into holdings capable of producing subsistence and a minimum cash income of £25 per annum after payment of all dues. In doing so, we were directed to bear in mind the need to conserve, as far as possible, productive forest areas, wild life and water catchments.

6. When the Committee began its work on 12th September, 1963, our attention was immediately drawn to a previous Report of a Cabinet Committee headed by Mr.R.E.Wainwright, in 1962, to survey the forest fringes in Central Region for high density settlement. The Wainwright Committee concluded that "no other areas remained which were suitable for this type of settlement and which were within the Kikuyu sphere of influence, with the possible exception of Dagoretti Forest". This conclusion was made after the Committee had recommended to the Cabinet the excision of 10,930 acres of forest fringes, and warned against any further excision of forest in then Central Province, for settlement schemes.

7. We noted also the Prime Minister's public declaration along with the Minister for Natural Resources and the Minister for Information, made at I.U.C.N. Conference, to the effect that the Government was determined to conserve the forest resources. The announcement was made on 18th September, 1963, at Nairobi.

8. Bearing the above facts in mind, we selected the following forest areas for the consideration of the Committee:-

(i) Dagoretti Forest,
(ii) The Bamboo Forest in South Kinangop,
(iii) Ol Bolossat Forest, near Thomson's Falls,
(iv) The Leshau Forest, near Thomson's Falls,
(v) Muguga Forest,
(vi) Nugubi Forest in the Kikuyu Escarpment Forest area.

..../(vii)Mount

(vii) Mount Kenya Forest Reserve bordering Kirinyaga and Nyeri Districts.

(viii) The Ragia exchange Farms bordering the bamboo forest, South Kinangop.

9. We visited these forest areas and also received papers about them from the Deputy Chief Hydraulic Engineer, Chief Conservator of Forests and the Department of Agriculture. We then considered these areas one by one and the Committee came to the following conclusions:-

Dagoretti Forest.

(a) It was agreed that 932 acres of Dagoretti indigeneous forest could be excised and that this could settle about 100 families. The Committee felt, however, that the excision should only be carried out after consulting the Nairobi City Council regarding its future plans for the City's industrial and amenity development.

(b) Muguga Forest.

The Committee noted that this forest area was mainly required for research work by E.A.F.R.O. and Kenya's Forest Department. The Committee, therefore, decided against any excision of this forest.

(c) Ngubi Forest in the Kikuyu Escarpment Area.

This area was found to be unsuitable for a high density settlement scheme owing to poor soil, and low rainfall and the need for water conservation for the farms below.

(d) The Bamboo Forest in South Kinangop.

The Committee agreed that no further excision should be made in this area, as any such action would endanger an important water catchment area.

(e) The Ragia Exchange Farms.

These farms total 6,575 acres of which about 500 acres is arable land in the form of a narrow strip along the bamboo forest boundary. The rest acreage was considered suitable for seasonal grazing attached to the settlement scheme. The Committee agreed, therefore, that the whole of Ragia Exchange Farms should be taken up for settlement.

(f) Ol Bolossat Forest, near Thomson Falls.

The Committee noted that much of this forest totalling 7,949 acres contains poor shallow soils with rock outcrops and poorly supplied with water. The area provides employment for about 97 people plus their families and

../retired

retired labourers totalling 877 people. Realizing that only a small number of people could be settled if the forest was excised, and also bearing in mind the supply of timber and forest produce for the future settlement schemes planned in the area, the Committee decided not to recommend any excision.

(g) The Leshau Forest, near Thomson's Falls

It was noted that only 24 families could be settled in this area which totals 481 acres, but in view of the fact that settling such a small number would be very costly, particularly in providing water supply, the Committee rejected the excision of this area.

(h) Mount Kenya Forest bordering Kirinyaga and Nyeri Districts.

The Special Crops Development Authority has already made an application for the excision of an area of Mt. Kenya Forest Reserve for a nursery development by the Authority. The area applied for is 400 acres and this would initially employ about 400 families, with effect from 1st November this year. The Committee noted that this area is a high potential tea plantation and that a large labour force could be employed if a greater portion of it was put into plantation. The Committee, therefore, decided to recommend an excision of 1,000 acres of forest in the Kangaita area bordering the Kirinyaga District. All the 1,000 acres should be handed over to the Special Crops Development Authority for tea development, but the Ministry of Natural Resources should advise the Special Crops Development Authority on all matters concerning soil and water conservation.

10. Summary of Forest Areas recommended for excision.

(i)	Dagoretti.....	932	acres
(ii)	Ragia Exchange Farms.....	6,575	"
(iii)	Mt. Kenya Forest Reserve.....	1,000	"
	Total...	8,507	"

11. The Committee felt that there was a danger of destroying important forest resources in the Central Region owing to the pressure for settlement schemes for the landless and unemployed people. The Committee agreed, therefore, in their conclusion, to advise the Cabinet that no further excision of forest areas in Central Region should be made for settlement schemes.

PART (2) OF THE COMMITTEE'S TERMS OF REFERENCE

12. Under Part (2) of our Terms of Reference we were required to carry out a survey of the bracken, lantana and bush covered zones of the Central Region and to recommend specific programmes for their development in ways which will stimulate employment; such recommendations to include an estimate of any expenditure required.

13. The Committee studied two papers submitted by the Ag. Civil Secretary, Central Region, and the Assistant Director of Agriculture respectively, on this subject. The members of the Committee also flew over the Central Region and had a clear view of the underdeveloped land from the air. The Committee also made an extensive

.../tour

tour of Fort Hall District to see the bracken and bush-covered zones. We received a report on lantana and bracken areas from the Ag. Regional Agricultural Officer, the extract of which is attached as Appendix 'A'.

14. The Committee noted that in the four districts of the Region namely, Kiambu, Fort Hall, Nyeri and Kirinyaga there were large tracts of underdeveloped land. Kirinyaga and Fort Hall districts were the least developed.

15. It became evident that most farms in the higher and lower zones in the Region were largely underdeveloped. Some of this land belongs to absentee landlords living in Nairobi or other towns, while other farms belong to people who could not be bothered to do any work at all, such as juveniles (mostly in Kirinyaga) and old people. The Committee noted that a lot of land in this area belonged to people who had no capital to develop it.

16. According to the World's Census Report, 1961, it was found:-

(a) That there were 186,573 plots or farms in the Region;

(b) That 35.2% of this figure, or 65,600 farms were 5 or more acres. The rest were under 5 acres; and

(c) That the average size of the 65,600 farms was 7.6 acres.

Of the 65,600 farms of 5 or more acres in the Region, 24,500 farms had a simple layout and the owners received small development loans from District Agricultural Committees. This means that about 41,100 farms of 5 or more acres still remains without any farm planning or layout. In fact most of it is still bush-covered or bracken and lantana zones.

17. The Committee, therefore, came to the following conclusions:-

(a) That all land in Central Region should be fully developed in order to increase production. Sisal acreage could be increased many times in Kirinyaga and Fort Hall districts. Cotton could be grown in Kirinyaga and Fort Hall Districts as well. Sheep rearing for wool could be a profitable occupation in the Region and tea planting could be increased, etc.

(b) That full employment could be provided for thousands of people within the Region if development of the present undeveloped land was embarked upon on a big scale.

18. To achieve the above two objects, the Committee recommended that the Cabinet -

(a) Employ a crash programme of farm planning and farm layouts in the Region, particularly in the 5 or more acreage category, i.e. 41,100 farms. At the moment, the Agricultural Department does about 3,500 farm layouts per year. It is recommended that the Government should provide money to employ about 400 extra Assistant Agricultural Instructors in order to achieve a high rate of farm planning. The

.../extra

extra staff in the field would increase the farm layouts from 3,500 to 6,000 farms annually. The cost of the extra staff would be £80,000 p.a. for the Region in the form of salaries, transport, etc. Assuming that each farm employed 2 labourers, 6,000 farms would employ 12,000 labourers every year. In fact the number of people employed could be more.

(b) The Government should provide an "Emergency Loans Fund to Farmers" to enable the above scheme to have a significant effect. The Central Agriculture Board gives loans to farmers amounting to £75 per farm of 7.6 acres which is the average acreage and therefore 6,000 farms would need a loan of £450,000 per year. Of this amount, the Central Agriculture Board would provide £70,000 which is already in their 1963/64 estimate for loans in Central Region. The Government would be required, therefore, to find about £380,000 extra.

To Summarize:

(a) There are 65,600 farms of 5 or more acres in the Region, of which 41,100 farms have not had farm layout:

(b) Their average size is 7.6 acres;

(c) Average farm planning has been 3,500 farms per annum; and

(d) If this number were stepped up to say 6,000 farms per annum, then -

(i) Extra staff, transport, etc, would be needed and this would cost £80,000 p.a. for the Region.

(ii) Such a scheme would employ more than 12,000 people p.a. i.e. two labourers per farm;

(e) £380,000 would be required as "Emergency Loan Fund" to farmers to enable the implementation of the scheme.

19. Although the above scheme may be regarded as long term project, the Committee felt strongly that immediate injection of the capital and a National Call to work hard in the spirit of Harambee could start the scheme immediately and solve our unemployment problem for a long time to come.

20. Since land is a national asset and the Government could not sit idle and see the land being wasted, the Committee recommended strongly the introduction of "Legislation on Land Utilisation" to be enacted by the Regional Authority to compel those who do not heed to the national call to hard work to develop their land according to the required standards.

21. Legislation on Land Utilisation should provide that absentee landlords and juveniles who are not making full use of their land should rent their land to the landless families. Rentals could be of two kinds:-

(i) Rental on a temporary Occupation

..../Agreement

Agreement; this to be arranged on a year to year basis - no permanent cash crops;

(ii) Rental on a long term basis, i.e. agreement to be made between the landlord and tenant whereby the tenant would be enabled to plan development on a long term basis; say 12, 20 or 33 years. A way to be worked out for repossession of the land by the owner with suitable compensation for development.

22. Divisional or Locational Land Utilisation and Development Committees should be established under the proposed legislation preferably chaired by a politician, with an Agriculturist as Executive Officer for the following purposes:-

(i) To determine what crops should be grown in certain areas;

(ii) To determine maximum rentals and require landlords to rent their land if they are not using it properly;

(iii) To recommend loans to farmers;

(iv) To determine whether a farm is being reasonably developed.

23. It was recognised by the Committee that to force people to work through a legislation like the one suggested is not the best answer. But the legislation would certainly help the Government and political leaders in their call for hard work and proper land development. Legislation alone without constant appeal by leaders from the top to the bottom would not succeed.

PART (3) OF THE COMMITTEE'S TERMS OF REFERENCE

24. Under Part (3) of our terms of reference, we were required to advise the Cabinet on any other proposals for land development in the Central Region which the Committee considers would alleviate unemployment and landlessness.

MWEA/TEBERE IRRIGATION SCHEME

25. The most profitable method of employing labour is one which will contribute to the economy of the country by making use of the country's untapped potential such as development of arid areas using irrigation. Such schemes absorb a lot of labour, as can be seen from the following example:-

1. Settlement Department Schemes

An area of 5,000 acres of first class soil on budget of £25 net income earning can settle only 500 families involving heavy loan charges spread over 30 years. (40/-

40/- per month is no inducement for people to work hard at all). Compare this with a similar area under irrigation.

2. The present Scheme of Mwea/Tebere Rice Irrigation Scheme

5,400 acres of poor black cotton soil under irrigation has settled 1,300 families who earn a net profit of 2,800/- per family and who contribute to the County Council something in the region of 260,000/- per year. At the peak of planting and harvesting rice, it is estimated that the settlers employ something like 4,000 labourers.

The Committee visited the Mwea/Tebere Irrigation Scheme and was impressed by its success and the labour that was being employed.

26. The irrigable land using the headwaters of the Thiba and Nyamindi rivers is in the region of 19,000 acres. Of these 12,400 acres is made up of black cotton soils suitable for growing rice and the remainder consists of red soils suitable for growing horticultural crops and food crops such as maize, beans, bananas, etc.

27. The present proposals in the Kenya Agricultural Development Plan 1964/70 is to extend the Mwea Irrigation Scheme from 5,400 acres to 12,400 acres. An extension of 2,000 acres will be started in 1963/64 and this will be financed by Freedom from Hunger Funds amounting to £163,000. A start has already been made and F.F.H. have already contributed £25,000 and have indicated that they will contribute approximately £64,000 per annum for the next two years, i.e. 1964 and 1965.

A further extension of 5,000 acres making a total of 12,400 acres will cost approximately £360,000 i.e. £72 per acre for land preparation.

Estimates of annual expenditure for an expanded scheme would be as follows:-

	5,400 Acres (completed)	7,400 acres	12,400 acres
P.E.	£ 26,500	£34,600	£ 53,200
Other Charges			
A. L.T. & T.	£ 10,000	£13,600	£ 21,250
B. Running and maintenance	£ 47,750	£67,000	£113,900
TOTAL O.C. and A & R	£ 57,750	£80,600	£135,150
NON RECURRENT	£ 5,600	£ 8,000	£ 12,500
TOTAL	£ 63,350	£88,600	£147,650

28. At present it is understood that the Hydraulic Branch of the Ministry of Works is only geared to development at the rate of 800 acres per annum. When fully staffed they are capable of developing an irrigation at the rate of 2,000 acres p.a. i.e. given the staff and money they could complete the expansion in 3½ years.

29. Very roughly, therefore, the amount of recurrent

...../and

and non-recurrent money required to develop an acre is £105.5 i.e. cash requirement for development and running the developing scheme during the period would be £72 + £33.5 = £105.5 per acre. The big advantage of the development of the scheme, is that settlement can follow development closely and there is no subsidy of the tenants, who pay back to the scheme any money they have borrowed within six months of occupation.

Employment Potential.

30. The following are the numbers of tenants at various stages of development:-

	5,400 acres (completed)	7,400 acres	12,400 acres
1. No. of tenants.	1,350	1,850	3,100
2. Assuming a family to consist of 8 persons. =	10,800	14,800	24,800
3. Add labour required for the scheme, plus other employees at 1.5 per tenant.	2,000	2,700	4,650
TOTAL 1 + 3 (Male adults)	3,350	4,550	7,750

Assuming that expansion from 5,400 acres to 12,400 acres takes 3.5 years, then the numbers of adults absorbed into the scheme would be -

7,750 - 3,350 = 4,400 ÷ 3.5 = 1,257 per annum.

The actual population increase of men, women and children would be far greater than this. At present there is an excess of revenue over expenditure on 5,000 acres amounting to about £25,000. It is estimated that the surplus from 7,400 acres would be about £40,000 and from 12,400 acres about £75,000 - £80,000.

31. There is a further 6,000 acres of red soils in Mwea. This is fertile soil capable of growing horticultural crops like vegetables and canning crops, as well as food crops such as maize, beans, bananas etc. Irrigation of the red soils requires greater skills and labour, much more so than the black cotton soils. Horticultural crops have to be weeded constantly and harvested, graded and so on. The labour requirement is very high and better spread out throughout the year. In short, the red soils will be able to feed the new settlers and bring them employment and revenue to the irrigation scheme. On this question of feeding new families, Kirinyaga exports something like 50,000 bags of maize a year.

Townships and Villages.

32. Because of the viable nature of the whole irrigation scheme, commercial banks have in the past lent money to the tenants,(to be repaid from their crop,) which has enabled one village to be built of sun-dried brick and C.I. sheets. This has the effect of housing tenants in a dignified manner and augers well for the future of the

Nation. It is important that the Government should set a minimum standard of living in all new projects ensuring that the new settlers are assured of decent houses, water and food.

33. The Committee having studied the irrigation potential within the Central Region wishes to recommend most strongly that the irrigation development be accelerated by the addition of 7,000 acres bringing the total under irrigation to 12,400 acres. This would result in settling 1,750 new families and provide employment for 2,700 extra workers. The size of the crop would be 25,000 tons of paddy worth about £576,000, bringing a net profit of £80,000 and A.D.C. cess revenue of the order of £30,000. It is hoped to introduce two crops a year instead of one as at present, this would raise the crop to the value of £768,000 and the net profit to £106,000. The work could be speeded up by inviting private contractors like Mowlem and Company to carry out the development of water canals and preparation of rice fields.

34. The extra rice crop would mean that the country would be self-supporting in rice and it would be possible to increase local consumption. Our production costs are such that we could export rice at a profit to other countries.

REGIONAL BOUNDAY ADJUSTMENT

35. The Committee's attention was drawn to an area near Gilgil where a group of European farmers had land above the Escarpment in the Kinangop area. These farms will be surrounded by Settlement Schemes in the Nyandarua district and farmers are anxious to sell the land on the Plateau to the Settlement Board, leaving the land below the Escarpment for their continued farming.

36. It was proposed that this land on the Plateau should be exchanged on a 'quid pro quo' basis with the land near Olealondo and Malewa Rivers consisting of the headwaters of the Nakuru and Gilgil water supply. The land on the plateau is approximately 7,900 acres and is suitable for low density settlement. The land near Olealondo is 9,400 acres and contains very poor soils and is only suitable for scrub grazing. The Committee passed through this area on the 27th September.

37. The Committee recommends that Government should request the Central and Rift Valley Regional Assemblies to effect this small change of boundary, thus giving the Central Region suitable land for high density settlement, and enabling the Nakuru and Gilgil Local Authorities to have their water supplies within their Region.

38. The land given to the Central Region would be able to settle at least 200 families. The farms involved are:-

To Central		To Rift Valley Region	
L.R. No.6506/3	3777/263	3777/91	
10423	" /347	" /90	3777 /433
8752	" /451	" /89	" /434
8756	" /338	" /88	" /435 to
1301/3	" /311	" /87	/449
8758	" /339	" /86	" /406
3491	" /112	" /85	

Note: On the map attached (250,000 scale) the area to go to Rift Valley Region shows L.R.Nos.3777/263, 3777/47 and 3777/451. All the other numbers 3777/338 etc., given above refer to 'small fishing plots' along the river which are shown on the larger scale 50,000 map only.
