

SECRET.

C.S.

1941.

No. S/20/41. (B)

Secretary of State.

SUBJECT.

19 41.

SUGGESTED GARRISON - CAMPS FOR:

Sites.

Previous Paper.

Ref: Agreements 89/43.

MINUTES.

A/1.

S. of S. Telegram No. 10. Most Secret of 15/1/42.

A/2.

Notes by O/C. Troops of 15/1/42.

A/3 & 4

Notes by Hon. S. M. O. of 15/1/42.

A/5.

Notes by Manager, F. Is. Co., of 15/1/42

Subsequent Paper.

ds.

F.E.

H.E. would like an estimate of piping, etc., materials required in this connection.

O. J. Ford  
26/1/42.

Stoneware Colonial Secretary.

With the small data available an accurate estimate of piping etc. is impossible. The following figures are based on the Request Sheet on drawing.

Glazed Stoneware Pipes	1200 feet run, 4"	
	1700 " " 6"	60.0 Half round
	150 " " 9"	6" Channel.
Water piping	1500 " " 3" galvanized tube.	
	3600 " " 2"	" "
	2000 " " 1"	" "

Hydrants 7 for 2" main.

12 2 on 3 Ts

12 2" Ts

6 3" Valves

6 2" "

12 1" "

1 T for junction of 3" to 4" main

Cast iron.

Necessary painting material for all pipes.

O. J. Ford

F. 28. 1. 42.

Y/E.

Submitted.

O. J. Ford  
28/1/42.

Let E.E. submit draft telegram. Why should we do all the work?

V.A. 29/1/42

E.E.

Referred to you.

C. J. G. 28/1/42

Honourable Colonial Secretary.

Draft telegram herewith.

M. H. 30. 1. 42.

Y/E with draft telegram.

C. J. G. 29/1/42

6. Telegram No. 17 to S. of S. of 30/1/42.

PH

7. Telegram No. 23 from S. of S. of 11/2/42.

S.C. troops.

E.E.

Will you please advise as to (a) of Red G.

C. J. G. 12/2/42

Honourable Colonial Secretary.

In my opinion there are only three buildings in Stanley which are suitable in size & location for this purpose.

The Church Hall: 1890 sq. feet - has a very weak floor a discovery when floor was done there, in addition its use as a canteen will increase & not decrease

Gymnasium & Public Baths - 2960 sq. feet - would be far too valuable for regular troops in its present capacity to be taken over <sup>for the purpose under review.</sup> The Navy also make use of the baths.

School - 2908 sq. feet - this could be used for food storage or Q.M. mess, store, but even so might need floor stripping, & would not be suitable for ordnance stores.

Other buildings are too small & dispersed to be of practical value. I recommend the S. of S. be sold

Govt. School 2908 sq. feet. Only suitable for supplies

C.W. F.  
12. II. 42

O.C. Troops.

To your pleasure

C.W. F.  
12. II. 42

Hon. Col. Sir

Remarks attached

12.2.42 C.W. F. O.C. Troops

S.

Y/E.

Submitted with draft telegram.

C.W. F.  
12/2/42.

Telegram No. 27 to S of S. of 14/3/42.

Draft Telegram to Secretary of State

Most Secret. Your telegram 172 most secret. Area Lot 57 (a) 6000 acres (b) 4800 both approximate. Commercial value 30 acre plot before commencement military development probably \$200-\$300 as grazing but potential value on which present exchange must be based greatly enhanced by proposed erection temporary and semi permanent buildings costing possibly half million particularly in view probability these buildings being sold after the war very cheaply. Company acquired land from Peche Estate at valuation \$5000. Consider this low valuation for present circumstances. \$4000 not unreasonable. Commercial value Lot 57 (a) \$4500 (b) \$3600 enhanced by proximity Stanley for holding mutton sheep. Present rent Lot 57 \$25 on lease dated 1915. Equal area of farm land near Stanley now rented at \$60. No account taken of proposed reserved area which has not yet been used by Government.

10. Telegram to S.O.S. No. 146 of 1/9/42  
 11. " from " " 151 - 12/9/42  
 12. " to " " 184 - 14/9/42.  
 13. Letter from Ofc. R.O.s of 1/10/42.

MCS.

(14)

The required information to be obtained from the records of the Registrar-General?

*[Signature]*  
 2/10/42.

15. Letter to Ofc. R.O.s of 5/10/42.  
 16. S.O.S. Tel. No. 162. of 10/10/42.  
 17. Tel. to S.O.S. No. 206 of 15/10/42.  
 18. " " " " 207 " 16/10/42.  
 19. " from " " 142 " 28/10/42.

Y.F.

(20)

I have discussed 19 with the D/Agric. and submit a tentative draft telegram for your consideration. The "present commercial value" of the two blocks of land is difficult to assess because "commercial value" must mean "market value" and that depends just as much on your ability to find a buyer as on the intrinsic value of the land. Also the present i.e. pre buildings value of the 30 acre plot is really beside the point as neither side are thinking of it in terms of either grazing or virgin building land. I think we shall have to explain this in the telegram.

In regard to the "commercial value" of Lot 57 its legal value of 3/- an acre can only be considered on the assumption that not more than one buyer would bid for it. The D/Agric. is firmly of the opinion that local butchers, or even an outside farmer, would be in the market if the land were offered for sale, in addition to the Company, and he considers it would fetch at least 15/- at auction. I have therefore based the estimate on this figure though with some uncertainty. On paper it looks as though we want to exchange land worth £3600 for land worth £3000 but again the latter figure could be greatly enhanced by considering the difference between the real value of the buildings we shall acquire and what we are likely to have to pay for them. Even therefore, on the basis of these figures I think the deal is sound. The rent on lot 57 is absurdly low owing to the fact that nobody has thought of raising it since the original lease was drawn. Tender is paying £60 for a practically equivalent acreage and I think that the comparison might be included.

KB

28/10/42.

21.

Telegram No. 213 of 31/10/42 to Secretary of State -

Telegram No 220. Most Secret to Secretary of State of 6/11/42. 22:

(23)

RECORD.

Copies of reeds (10), (11), (12), (16), (17), (18), (19),  
(21) and (22) filed in M.P. 165/42.

Quinté from J.A.A. & Q.M.G., of 18.6.43.

24. (withdrawn and  
filed in 89/43.)

Minute from O.C. 7.1.7. of 25.9.44. 25.

(26)

Record

(25) was discussed with O.C. & Staff Capt. & C.S.  
at Govt. House this morning. H.E. informed the  
C.O. that Mr Young was expected in the Colony  
shortly. He also made it clear that Govt. would  
not ask for compensation for cum laude, but  
if restoration were carried out presumably W.O.  
would pay actual cost.

RB

27.9.44

re

DECODE.

TELEGRAM.

~~SECRET~~  
A. ①

No. 201. From SECRETARY OF STATE FOR THE COLONIES.

To HIS EXCELLENCY THE GOVERNOR.

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*Despatched :* 15th January, 19 42 *Time :* 0021.

*Received :* 15th January, 19 42. *Time :* 1030.

*Red ①*  
No. 10. Most Secret. With reference to my telegram No. 9 in order that all factors affecting reinforcement of East Falkland garrison may be weighed administrative appreciation is necessary. Basis should be provision for a force based in Stanley.

On assumption that hutment camp would be necessary please telegraph the outline of the plan for construction in the shortest practicable time of the camp for approximately (1) 500 (2) 1000 (3) 1500 men stating in particular (a) extent to which labour would have to be imported (b) nature of materials required and suggested source of supply (c) whether adequate water supply is available (d) most convenient source for extra supplies of food etcetera necessary and adequate shipping available.

No repeat no decision has yet been made as to whether reinforcements are to be sent.

I.D.C.O.

SECRETARY OF STATE.

✓



RWS (1)

MINUTE.

No. \_\_\_\_\_

20th January, 19 42.

SECRET.

From

To The Honourable Colonial Secretary.

OFFICER COMMANDING TROOPS,  
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

STANLEY.

Stanley, Falkland Islands.

At a meeting of the Defence Committee held at Government House on the 15th January, 1942, I was asked to make suggestions for suitable camp sites for (a) 500, (b) 1000, and (c) 1500 men. This I now do.

Consideration has been given to :-

- (1) Aspect.
- (2) Suitability of ground from the points of view of
  - (a) wet or dryness
  - (b) flatness and suitability for parades and manoeuvring of troops at drill
  - (c) drainage and sanitation.
- (3) Accessibility from a road for purposes of supply and transport.
- (4) Electricity supply.
- (5) Water supply.
- (6) Economy of erection of hutments.
- (7) Economy of road making inside the camp area.
- (8) Sports.

One site or group of sites is so prominently suitable as to almost deny consideration of others.

I refer to the area starting from behind the Bungalows and stretching westwards half a mile or more beyond Sullivan House and embracing the race course and land at several points between the course and the road bordering Stanley Harbour.

By planning ahead a complete scheme for the maximum number of troops it should be possible to avoid placing any buildings requiring heavy foundations on the "straight" and thus damaging the course for future use. It will also prevent the haphazard erection of additional buildings in unsuitable places as the camp grows in size.

I do not presume that the somewhat lavish requirements of an English Military Camp or one in a hot climate will be asked for on account of the local conditions and because of difficulties in heating and lighting. I suggest that the cubic air space per soldier as laid down in Military text books at home will not be demanded and a system of double bunking will reduce the size of all living quarters very considerably thus creating a denser population and consequent economy in ground space.

I admit there is no shortage of ground but it is not all suitable and my suggestions are intended to help in the most economical use of the most suitable ground.

*C. Donald Andrew*

Col.  
Officer Commanding Troops.

Not re-shiping ("Fitzroy") for J.F. (12)

15.1.42

(A/S)

'Fitzroy' can do the following:—

Stanley to NW + return	14 days
Discharge + load in Stanley	3 "
Coastwise voyage	8
Total	<u>25 days</u>

Say 10 regular voyages	250 days
2 S Georgia voyages	22 "
1 Punta Arenas "	9 "
Dry dock for painting	5 "
Total	<u>286 "</u>
	<u>365</u>

Disposable days remaining 79

or say, time for 4 additional voyages to Montevideo and 1 additional voy to Punta Arenas. equals

2500 tons weight or 3500 tons measurement can be brought in over and above present needs. This is more than ample for restoring  
P.T.O.

and replacement on the  
Scale mentioned, including  
Coal if this were required.

Coal say.	900	tons	p. amms
Flour	128	tons	"
Sugar	35	"	"
Butter.	25	"	"
Potatoes.	<u>256</u>	"	"
Total.	1344	tons	

leaving say 1200 tons weight  
for other dry stores.

- A14
- ① The idea of placing a force of 3000 in the houses and public buildings for a period of one to 3 years does not appear desirable to me. It would disrupt the civil population and the "military" want these men kept together for many obvious reasons.
  - ② A special camp should be set up - I suggest the area west of Sullivan House.
  - ③ This colony cannot in peace times supply its own needs of food, water and fuel save with the greatest difficulty. Acceptance of the general principle that this colony is not in position to offer an "occupying force" ~~wants~~ any material assistance would make ~~from~~ a desirable basis from which to work in formulating plans.
  - ④ Provision of adequate drinking water (minimum daily requirement 30,000 gallons) is in my judgment a matter of first importance.
  - ⑤ A system of water-borne sewage using sea-water is very desirable. Pit latrines should only be used as a temporary measure.
  - ⑥ Medical base - We can provide 35 beds at the K. E. M. H. if we add the Secretariat Building some 50 additional beds become available. The civil needs can be organized so that 10 beds will meet demands - the average hospital population ~~was~~ is now about 8 and would be less if maternity cases were excluded. In my judgment the K. E. M. H. initially could provide the hospital needs for this force and the Secretariat could be filled up later as required. The alternative is to carry on normally and ask the Army to set up its own "show" completely independent of the facilities afforded by the colony.

⑦ The Dental Surgeon will be fully occupied by the local population and another dentist will be needed to take care of army & navy. (A/3)

⑧ If the local medical dept. is to work in association with the army doctors the relationship should be made clear and definite.

Alternatives (a) Soldiers could be referred to my care at the R.E.M.H. - This is what the Navy has been doing because no naval surgeon is available on shore.

(b) My dept. could be loaned to the army and come under its direction.

(c) The R.A.M.C. could come under my direction.

41  
A/3

Notes for consideration in relation to No. 10  
from Secretary of State dated 15.1.42.

No reception camp can be made available for (1) -  
(2) or (3) owing to acute shortage of necessary labour  
and material.

There are good hutment sites in the area specified.

(a) All of it. Suggest this be provided by Pioneer  
Section.

(b) Pre constructed wood sections for complete hutment  
to be assembled here and supplied by country  
sending reinforcements.

(c) Yes.

(d) ?

No Official or Military transport available - no roads  
outside Stanley area - shortage of telephones, cable and  
posts - timber, iron sheeting, glass, ply wood, cement and  
building materials and tools generally, boot repairers and  
leather, sports and games gear, bedding and beds,  
ambulances and first-aid gear. No cooking facilities for  
large influx.

C.D. 4  
15.1.42

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M I N U T E.

21st January, 1942.

From .. O. C. Troops,  
Falkland Islands.

To .. The Hon. Col. Secretary,  
Stanley.

At the time of submitting my previous suggestion of 19.1.42 for suitable camp sites I was unaware of the very considerable importance from a sheep feeding point of view, attached to the one that was the subject of my report. This factor precludes the adaption of this site for hutments and etc.

Three further sites as under have now been inspected :-

- (a) West of the W/T Station.
- (b) Just West of Felton's Creek on both sides of the Stanley; W/T Road.
- (c) The Dairy Paddock - South and South East of the Town Reservoir.

The following points in connection with each site have been considered :-

- (1) Aspect.
- (2) Suitability of ground from the points of view of
  - (a) wet or dryness
  - (b) flatness and suitability for parades and manoeuvring of troops at drill
  - (c) drainage and sanitation.
- (3) Accessibility from a road for purposes of supply and transport.
- (4) Electricity supply.
- (5) Water supply.
- (6) Economy of erection of hutments.
- (7) Economy of road making inside the camp area.
- (8) Proximity of peat.
- (9) Sports.

I submit the following personal comments :-

Site (a) Large, reasonably flat, and enclosed by an unclimbable type fence. Ample water supply by stream for all ordinary purposes, But am informed that heavy rains wash down a great deal

of suspended matter/

(204)

suspended matter, which makes the stream unfit for drinking. There are certain objections and disadvantages as under :-

- (1) A Hutted Camp here would render the Wireless Area more conspicuous from the air than it is at present, and a long range bombardment of the W/T Station from seawards using the masts as a ranging mark, would undoubtedly cause damage to this camp.
- (2) Drainage and sewage disposal would present difficulties, the stream should not be polluted or used as a drain.
- (3) It is doubtful if the W/T machinery can supply all the lighting required, and it is a long lead from the Town Station.
- (4) I feel that heavy use of the ground in wet weather, by a large number of men, would lead to unpleasant conditions.
- (5) I have not referred the matter to the N.O.I.C., so I cannot record any ~~conclusion~~ *criticism* he may have against using this site.

Site (b) (1) This site is not level, and is bisected by the road Stanley - W/T Station. It is on the slope and should not present any difficulties of drainage or sewage disposal, both of which could be carried out at a minimum of cost, as the natural fall of this ground would obviate the digging of drain trenches to any depth over about one or two feet.

- (2) There is a brook or stream - Felton's Stream - nearby, with a plentiful supply of water, particularly if dammed, for all ablution and sanitary purposes.
- (3) The Town water supply to Bender's runs very near, if not through, the South end of the site. Drinking water would be obtained by tapping in and running off into supply tanks.
- (4) This site is a distinct improvement on (a) so far as surface water is concerned.
- (5) There are several points where parade grounds could be made without much difficulty.
- (6) It is near the main road. It is near the Race Course which could be used occasionally for large parades and drills.
- (7) Electricity could be supplied without undue cost for mains, ~~and~~ etc.
- (8) The portion of land on the <sup>North</sup> ~~South~~ side of the road would be very useful for Administrative Offices, Hospital, Stores, Workshops and Car and vehicle

parks, and etc./



3

parks, and etc. It can be easily drained.

- (9) Bordering on the main road as the site does, no great expense would be incurred in making auxiliary roads into the camp.
- (10) It would not be expensive to fence in the South portion of the camp which would, I presume, be <sup>NORTH</sup> long and narrow, and the portion to the ~~South~~ of the road needs fencing only from the road to the Harbour.
- (11) It may be deemed advisable to place a gate and sentry post astride the road at the East end of the camp, thus obviating two fences - one on each side of the road for the length of the camp. Wireless personnel and the few civilians using the road beyond the camp could be supplied with passes.
- (12) Over most of the site there is rock just below the surface, and no expensive digging for foundations should be necessary, moreover road-making material is immediately at hand.

Site (c) (1) This land is suitable in size, fenced in, and high up. The turf is good and would probably remain fairly dry through the winter.

- (2) It is exposed, but healthy.
- (3) It is near two roads - one from the Quarry and one running North and South, East of the Reservoir.
- (4) Electricity can be provided without difficulty.
- (5) There are many places that could be converted into small parade grounds, and even into Sports grounds, by process of levelling off and filling in.
- (6) I cannot foresee any difficulties in erection of hutments.
- (7) Disadvantages are
  - (a) Unless the camp is confined to the areas below the Reservoir, there will be difficulties over drinking water, which would also have to be used for sanitary and ablution purposes, as there is no indication of the presence of spring water. This would be a heavy drain on the Town supply. The daily requirements may be estimated as between 15,000 and 20,000 gallons.
  - (b) This forced selection of the lower portion of the site brings the camp on to less suitable land, much of which has been cut up for peat.
  - (c) Road making to the actual site of the hutments would be a considerable item, and being on a rather pronounced slope, would have to be substantial.

(d) A completely/

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(d) A completely independent and lengthy system of drainage would have to be laid down. The existing drain is, I understand, only 6 inches in diameter, and one of at least 9 inches in diameter would be necessary from the camp itself down to the outfall.

IN CONCLUSION.

- (1) Military authorities, whenever possible, adopt the principle of not erecting camp sites too near domestic buildings. There are several reasons for this. Better discipline can be maintained if the camp is completely isolated, there is less likelihood of unauthorised intrusion. In case of outbreaks of epidemic, isolation is controlled more easily - this might be an objection against the use of the W/T site - and lastly the noise of the camp can not become a nuisance to the civilian population.
- (2) Were all the three camps equal in all main respects I would, were I to have the choice, choose site (b) as in my opinion its position out weighs the disadvantages.
- (3) I estimate that an area of from 20 to 25 acres will be required for the full camp, and 8 acres for the smallest one.

*C. Donald Murray*

Colonel,  
O. C. Troops.

● DECODE.

TELEGRAM.

*From* His Excellency the Governor,

*To* Secretary of State for the Colonies.

*Despatched:* 30th January, 19 42. *Time:* ...

*Received:* ... .. 19 ... *Time:* ...

No. 17. My telegram No. 6 Most Secret paragraph (c). Following material needed exclusive of fittings and piping in building. Numbers of G.S.S. Drainpipes nine inch sixty; six inch eight hundred and fifty; four inch six hundred; six inch half round channell thirty. Feet run of water piping three inch cast iron fifteen hundred; two inch galvanised three thousand six hundred; one inch galvanised two thousand. Six of each of following:- Hydrants for three inch pipe valves reducing tees for each size. One cast iron tee piece connecting three inch to existing four inch main. All necessary caulking material.

GOVERNOR.

I.D.C.O.

DECODE.

TELEGRAM.

No. 144. From SECRETARY OF STATE FOR THE COLONIES.

To HIS EXCELLENCY THE GOVERNOR.

*Despatched:* 11th February, 19 42. *Time:* 0930.

*Received:* 12th February, 19 42. *Time:* 1030.

No. 23. Most Secret. Grateful for information on the following points.

(a) Is any covered storage accommodation available for military food supplies and ordnance stores? If so approximately how many square feet?

(b) Is any unused hospital accommodation available or could existing hospitals be easily expanded.

In & out code.

SECRETARY OF STATE.

✓

(7.)

Stanley,

Falkland Islands.

8

Honorable Col.: Sec

1. Choice of accommodation is governed by
  1. Type of stores to be housed
  2. Bulk-weight
  3. Grouping and accessibility
2. Any first suggestion to use the Town Gymnasium might be met by arguments as to its military usefulness in other directions - as a lecture hall etc.
3. Similar argument may be used concerning the Church Hall which, when H.M. Ships arrive, is converted into a canteen.
4. I think good use could be made of the Govt School and also the R.C. School and building (except the Church) the floors could be strengthened to carry bulk weight and many ordnance stores could find room under sheeting (canvas) in the yards or grounds.
5. The Quartermaster could find an office in either of these buildings.
6. Most other possible places are, I understand, occupied already

The

- 7 The front and back is roomy but old and in bad repair and would not stand bulk weight without considerable alteration.
- 8 The Customs shed is occupied half by the Navy & half by P.W.D
- 9 I regret I cannot give any idea of the areas of the R.C. buildings.

C.D.K Col  
G.C Troops.  
12:2:42

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Honourable Colonial Secretary,

His Excellency wants the following information  
URGENTLY. Will you please submit.

S. Marys School. Area suitable Storage.

1312 Span feet — safe load  $1\frac{1}{2}$  cwt. per ft. Exp.

2387 " " " " 3 cwt. " "

W. F.

13. II. 42.

Superficial Area best Stone including  
area under balcony at South end.

3368  $\frac{3}{4}$  Square feet.

Ch. 13. II 42.



DECODE.

TELEGRAM.

From HIS EXCELLENCY THE GOVERNOR.

To SECRETARY OF STATE FOR THE COLONIES.

Despatched: 14th February, 19 42. Time: .....

Received: ..... 19 Time: .....

*Recd 7.*

No. 27. Most Secret. Your telegram No. 23 Most Secret. (a) covered storage available : 3368 square feet strong cement floor with 15 feet elevation, 4277 square feet wooden floor safe load 3 cwt per foot super in two buildings, 1312 square feet safe load 1½ cwt per super foot; hulk storage 2000 tons dead weight. In addition 1800 square feet temporarily available if Admiralty agrees.

(b) yes to both queries.

In & out code.

GOVERNOR.

DECODE.

TELEGRAM.

From HIS EXCELLENCY THE GOVERNOR

To THE SECRETARY OF STATE FOR THE COLONIES

Despatched: 1st September, 19 42 Time: 12.00

Received: ... .. 19 ... Time: ...

No. 176. MOST SECRET. With reference to your telegram No. 102 MOST SECRET of 6th June, 1942, in order to take advantage of costly permanent and semi-permanent buildings to be erected at the camp and also to save time and cost of demolition post war and most expensive restoration of site to grazing land it is obvious that Government here would gain immensely by purchasing the land or exchanging.

There are approximately 30 acres in question and price would probably be less than £7 per acre.

I should therefore be grateful if you would telegraph Falkland Islands Company, Southernhay, Cavendish Road, Weybridge the following message begins :-

Rather than requisition land for urgent and essential military purposes I should prefer either buy or exchange equivalent type with your Company. Land in question covers approximately 30 acres and lies immediately to the north and west of the Stanley Racecourse with a frontage on the road of 2200 feet and a southerly depth averaging 350 feet. It is about 740 feet west of the JHELUM jetty.

Your manager has asked me to communicate directly with you to ask if you would authorize him either to sell or exchange preferring the latter.

Reason particularly is the difficulty and time required to restore the land to its present grazing standard.

Grateful if you would wireless either me or your Manager. Matter is of urgency. Governor Falkland Islands. Message ends.

GOVERNOR.

I.D.C.O.

S. B. Knight

140  
DECODE.

S/20/41.

(11)

TELEGRAM.

No. 140.

From Secretary of State for the Colonies,

To His Excellency the Governor.

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Despatched : 12th September, 19 42. Time : 1225.

Received : 13th September, 19 42. Time : 1030.

REC

No. 151. Most Secret. With reference to your telegram No. 176 message passed to Company who requires a few days to obtain deeds et cetera and will consider final reply at a board meeting next week.

In the meantime, they indicate that whilst preferring requisition they would like to know which parcel of land the Government would consider exchanging. They suggest immediate requisition of land required would in no way prejudice subsequent negotiations.

SECRETARY OF STATE.

IN & OUT CODE.

✓

DECODE.

TELEGRAM.

*From* His Excellency the Governor.

*To* The Secretary of State for the Colonies.

*Despatched* : 14th September, 19 42 *Time* : 2000

*Received* : ... .. 19 ... *Time* : ...

*Red 11.*

No. 184. MOST SECRET. With reference to your telegram No. 151 please pass to Company concerned following message begins :- My reluctance to requisition is based on the impossibility of returning the land to its pre-requisitioning standard and so to avoid the inevitable post-war dispute about compensation because that is based on such restoration. The whole of the site will be taken almost entirely with concrete and cement foundations as well as deeply metalled roads and I am informed by R.E. that it would take years to restore.

I am in favour of exchange which if you instruct your manager could be arranged between us.

CODE  
IN AND OUT.

GOVERNOR.

SUBJECT:- Land Ownership.

Our Ref:- 727/59/10

TO: Colonial Secretary, Port Stanley.

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FROM:- O.C. R.E., F.I.F.  
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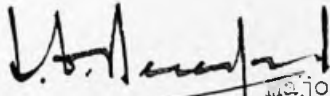
There appears to be some uncertainty regarding the ownership of some land which the W.D. propose to occupy.

The area concerned adjoins the coast road and will form part of the main camp. The first 2,225' frontage measuring from the Wireless Paddock fence is undisputably the property of the Falkland Islands Company.

We also intend to occupy the next 700' along the road frontage, which is marked as being Crown Land on the plan lent us by Col. Woodgate. Mr. McGill, however, claims the land to be his property. As the plan produced by Col. Woodgate was inaccurate in several other respects, it is possible Mr. McGill is right.

I enclose a survey of the area and should be grateful if you can establish the ownership of the 8.8 acres, marked in red as having 700' frontage.

*Kindly return the plan.*

  
Major R.E.  
Commanding Royal Engineers,  
Falkland Islands Force.

R.S. H.S.  
1.10.42.  
JUB/ALW.

No. S/20/41 (B).

(It is requested that, in any reference to this minute, the above Number and the date may be quoted.)

MINUTE.

15

5th October, 1942.

*From*

THE COLONIAL SECRETARY,

Stanley, Falkland Islands.

*To* The Officer Commanding

Royal Engineers,

Falkland Islands Force.

With reference to your 727/39/10 of the 1st of October. My records show that all the area in question belongs to Mr. J. McGill. There is no objection to you making your own arrangements with Mr. McGill for the rent of this land.

2. I return your plan.

K. G. BRADLEY

Colonial Secretary.

DECODE.

TELEGRAM.

No. 716.

From Secretary of State for the Colonies,

To His Excellency the Governor.

Despatched: 10th October, 1942. Time: 1615.

Received: 11th October, 1942. Time: 1030. *Recd 12*

No. 162. Most Secret. With reference to your telegram No. 184 Company point out that land in question is town land being under two miles from Port Stanley Cathedral; that it has always been regarded by them as suitable for development should circumstances warrant it at any time; that it is probably as good land as remains within the town limits; and that its usefulness is enhanced by its frontage of approximately 2200 feet to the North Camp Road. They also state that Falkland Islands Ordinance, No. 9 of 1903 Paragraph 15 puts an upset price on waste town land of £100 per acre.

The Company add they do not desire to sell, but would consider a proposal to exchange 30 acres in question for freehold of lot 57 which is *rural* land provided the Government will agree to make available land for a road way from "North Camp Road to take off at East Boundary of Town land taken over from them, if and when later development of their remaining land makes this necessary. In any case they request access to this same land be made available to stock at the West Boundary now.

Please telegraph your observations on this proposal.

In & Out Code.

SECRETARY OF STATE.

DECODE.

TELEGRAM.

From His Excellency the Governor,

To Secretary of State for the Colonies.

Despatched: 15th October, 19 42. Time: ...

Received: ... .. 19 42. Time: ...

No. 206. Most Secret. Your telegram No. 162 Most Secret. Executive Council agree to the transfer suggested and access asked for will be granted. But Agricultural Department would like to exclude from the exchange all that piece of land South of a line from the head of Weir Creek to the old Whalers Water reservoir at Sparrow Cove for experimental purposes. If you agree to this exchange, and I would refer to first paragraph of my telegram No. 176 most secret, please act for me. The portion referred to has already been offered out of the lease, but rather than delay the Council and myself would waive the reservation and I would leave the decision to you.

In & Out Code.

GOVERNOR.



DECODE.

S/20/241.

(18)

TELEGRAM.

From His Excellency the Governor,

To Secretary of State for the Colonies.

Despatched: 16th October, 1942. Time: ...

Received: ... .. 19... Time: ...

12/10/42

No. 207. With reference to my telegram No. 206 most Secret the final sentence may not be clear. The position is that the Company already lease lot 57 on an annual basis and their Managers here Langdon and Roberts agreed to allow Agricultural Department use for experimental purposes and the area we wish now to exclude from the exchange.

G.T.C.

GOVERNOR.

DECODE.

TELEGRAM.

No. 1743.

From SECRETARY OF STATE FOR THE COLONIES.

To HIS EXCELLENCY THE GOVERNOR.

Despatched: 28th. October 19 42. Time: 18.30.

Received: 29th. October 19 42. Time: 10.30.

No. 172. MOST SECRET. With reference to your Telegram No. 206. Before reaching final decision I should be grateful if you would telegraph further information on the following points: (1) the area of Lot No. 57 (a) including and (b) excluding the piece which it is ~~observed~~ *proposed* reserve.

2. Estimate present commercial value of 30 acres plot to be acquired from the Falkland Islands Company and of Lot No. 57 (a) including and (b) excluding reserved area.

3. Present rent paid by the Company for Lot No. 57 indicating whether allowance is made for the fact that part of the land is used by the Government for experimental purposes.

In & Out Code.

Secretary of State.

DECODE.

21

TELEGRAM.

From SECRETARY OF STATE FOR THE COLONIES.

To HIS EXCELLENCY THE GOVERNOR.

Despatched : 31st. October 19 42. Time : .....

Received : ..... 19 .... Time : .....

No. 213.

Red 19.

MOST SECRET. Your telegram No. 172. MOST SECRET.

- (1). (a) Approximately 6000 acres. (b) 4500.
- (2). No estimate for 30 acre plot measurably accurate as no market for land thereabouts exists but Company paid Packe at rate of £100 per acre on valuation laid down by Ordinance No. 9 of 1903 Section 15 in 1922. Land is used for grazing before butchering and commercially cannot be worth much more than £7 per acre, at most £10. However the Company would not sell at such a loss.
- (3). Lot 57 would not fetch at auction much more than 3/- per acre, the laid down upset price as there would be little competition. Therefore the value would be (a) £900 (b) £750.
- (4). Present rent paid is £25 no allowance being made for experimental purposes.

In & Out Code.

GOVERNOR.

DECODE.

(22)

TELEGRAM.

From HIS EXCELLENCY THE GOVERNOR.

To SECRETARY OF STATE FOR THE COLONIES.

Despatched: 6th. November 19 42. Time: , , , .

Received: Red 21. 19 Time:

No. 220. MOST SECRET. My Telegram No. 213 MOST SECRET.

I have thoroughly inspected 30 acre section referred to. The value of the foundations of the buildings will be very considerable. The buildings comprise inter alia H.Q. offices, large hospital, entertainment centre, and the rest of the ground with nissen huts mostly with permanent foundations and concrete flooring.

If a progress campaign on the lines of my despatch NO. 60 SECRET. of February 22nd, is approved Government would possess here an ideal site for secondary agricultural institute, stores, experimental sheds, glass houses etc. at an immense saving since the foundations are the most costly item.

This site would of course be a stop gap in my proposed scheme but as such of importance in making possible an early start and a link in continuity between present conditions and future.

GOVERNOR.

In & Out Code.

See Red 6 in '72/46.

Information Regarding military camps.

(25)

SECRET

132/CR/X/105/1

Subject:- Compensation

To: The Honourable The Colonial Secretary,  
The Falkland Islands.

From: O.C., Falkland Islands Force.

~~18~~<sup>25</sup> Sep 44.

1. In continuation of our meeting with His Excellency The Governor I have the honour to submit the following for H.E's consideration and would welcome the opportunity of further discussion with His Excellency.

2. Since The War Office can not be in full possession of the facts it is necessary to clarify the position before referring the matter to them.

I was approached by the Port Stanley manager of The Falkland Islands Company and informed that the F.I.C's claim for compensation would be in the nature of £30,000.

This presumably based on The Falkland Islands Compensation (Defence) Ordinance 1942:-

"in respect of land taken over by emergency power, the sum paid for compensation shall equal the cost of making good any damage which occurred during occupation."

3. I must emphasize that though the F.I.C. are not the only, or by any means the largest land owners concerned, any agreement eventually reached with them must serve as a basis on which to assess all compensation unless before dealing with the F.I.C's claim an agreement can be formulated between The War Office and The Colonial Government as to compensation for land lent by The Col. Government for occupation by The Imperial Garrison.

4. Dealing exclusively with F.I.C's claim.

This land was first occupied on 1 Sep 42, from which date rent at £138 per acre has been paid, though the agreement (copy attached) was only signed on 10 May 43.

5. It is of course easy to be wise after the event, but it is regrettable that the Force Commander at the time did not appreciate:-

(a) that Clause 6 of the Agreement:- "The Secretary of State for War restoring the property or paying compensation in lieu thereof" is likely not to be interpreted in the normal legal sense but interpreted in accordance with the 1942 Ordinance, 9/a, "compensation equal to the cost of making good any damage."

(b) that he could have invoked The Falkland Islands Public Land Ordinance 1902:-  
"The Governor, with the advice and consent of the Legislative Council, may acquire land for any Public Purpose, which includes any military purpose at the expense of The Imperial Government."

(c) That conditions have so changed since the opening of the Panama Canal in 1914, that in 1943 the definitions and valuations of "Town" and "Surburban" land no longer applied to the site in question. In other words that the poor marshy grazing grounds, just over a mile from Stanley Cathedral, could no longer be considered as having an upset price of anything like £100 per acre or an annual rental value of £5. 9. 1 per acre.

6./

To sheet Two/

*The land was purchased who purchased it? 1922 (13) by F.I.C. @ 100*

*Why not purchase outright?  
Why not continue to rent?*

6. As these factors were apparently overlooked by the then Force Commander, I submit that:-

*No. 2-111  
low, shallow  
on contour*

(1) In determining compensation the land must be considered either as a possible building site or as a natural grazing ground. If the former, it may be necessary to accept The Colonial Government's valuation £100 an acre, or £2,530 for the F.I.C's 25.3 acres as the possible sale value. If the latter, since it is generally accepted that in The Falklands land will only carry 1 sheep to every 5 acres, the value of the 25.3 acres must be but a fraction of the £2,530.

*One corner  
no 1/2 way  
from 1/2 way*

In point of fact I believe that before the arrival of The Imperial Garrison this land was inspected and pronounced too marshy for a camp site, but the tactical necessity of siting the Camp as near as possible to Stanley made it imperative to eventually set it up on this ground. From a grazing point of view this marshy land was definitely poor.

(2) In determining the amount of compensation to be paid; we must therefore consider:-

- (a) Is this land to be considered as a building site ?
- (b) Is it to be accepted as grazing ground ?

If the former I can not countenance the argument that such ditches, rough roads and paths, concrete bases, or levelled patches as may remain after all buildings and huts have been removed will in any way reduce the value of the land.

On the contrary I consider them valuable assets; for the normal preliminary step in converting a marshy piece of land into a building site would be to dig drains, construct roads and paths and level certain plots.

I therefore consider that if the higher valuation, £2,530, is to be accepted there is no ground for claiming compensation provided that all hutting is removed.

(3) If on the other hand there is little likelihood of Stanley expanding to such an extent as to make building on this site probable, it is reasonable to accept that the land should be restored to it's original condition, poor marshy grazing ground, or that compensation should be paid in accordance with the cost of so restoring it. For this it is necessary to agree:-

- (a) Value of land as grazing as opposed to building land.  
I suggest it be accepted as "Surburban" land - upset price of £2 per acre as assessed by the Land Ordinance 1903.
- (b) Cost of labour to restore it from the state it is left in when the Imperial Garrison is eventually removed.
- (c) Value of compensation for such portions, mostly rough roads and concrete nissen hut bases, as can not be ~~immediately~~ restored either now by the very limited troop labour available or later by the F.I.C. owing to the shortage of civilian labour which is likely to continue for many years to come.

(4) Owing to the cost of labour in The Falklands I am confident that (b) will be found to far exceed (a) the only reasonable solution may therefore be, not to pay compensation, but to purchase the land outright, at the valuation fixed for (a), in accordance with Public Land Ordinance 1902, so that it may remain available for future Imperial Government requirements.

*Yes. This  
is the sole  
question solution.*

7.1

To sheet Three/

*We carefully avoided requirements*

7. Summary of conditions relating to ultimate settlement of Land Agreements between The War Dept. and Lessors.

(1) Terms of the Agreement

1. Termination of the Agreement rests solely with The War Dept., 7 days notice, in writing, being sufficient.
2. On termination The War Dept is bound to restore, or pay compensation in lieu; amount of compensation fixed by a mutually agreed Arbitrator or a single Arbitrator appointed by H.E. The Governor.
3. The terms of the Agreement permit the War Dept to remain in occupation "for such time as shall be required" and makes no reference to the question of State of Emergency.

- (2) F.L. Compensation (Defence) Ordinance 1942 does however state that compensation, in respect of land taken possession of by emergency powers, shall be equal to the cost of making good any damage (excluding damage due to fair wear and tear or caused by war operations) caused during it's occupation.

Under this 1942 Ordinance the total compensation must not be greater than the value of the land at the time of occupation.

Further this Ordinance states that if agreement can not be reached arbitration will be by a Tribunal of not less than 5 persons appointed by H.E. The Governor.

(3) "Interpretation and General Law Ordinance 1900"

Defines "Town land" as within a radius of 2 miles of the Port Stanley Cathedral, "Surburban land" beyond a 2 miles radius.

(4) "Public Lands Ordinance 1902"

1. States that H.E. The Governor with the advice and consent of The Legislative Council may require land for any public purpose (including any military purpose at the expense of The Imperial Government).
2. Again provides for compensation including the appointment of Arbitrators, but makes no reference to the question of value of land before acquisition and no reference to amount of compensation.

(5) "Land Ordinance 1903"

1. Reserves the right for His Majesty, in the public interest, to dispose of the land acquired in the terms of 1902 Ordinance.
2. States that "Town land" may be sold by H.E. The Governor by auction at an upset price of not less than £100 per acre, "Surburban land" at an upset price of not less than £2 per acre.

(6) Conclusion

1. (Reference sub paras (1) and (2) above).  
Since the Agreement appears intentionally worded to ignore both "Emergency Powers" and "tribunal of not less than 5", it is not unreasonable to argue that it purposely took no account of The 1942 Ordinance and that the clause in that Ordinance stipulating "damage equal to cost of making good" does not therefore apply.

2./

To sheet Four/.

7.

(6) Conclusion (contd)

2. If on the other hand in spite of the Agreement the 1942 Ordinance is held to apply then its clause "compensation not greater than the value of the land at time of occupation" must also hold good.

3. (Reference sub paras (3), (4) and (5) above)

If the Agreement between The Secretary of State for War and the Lessors signed in May 1943 is to be interpreted in accordance with the 1900, 1902, and 1903 Ordinances it may be argued:-

- (a) that seizure could still be affected by order of H.E. The Governor, on behalf of The Imperial Government, provided the latter consider such seizure necessary in view of possible future requirements; the amount of compensation for such outright purchase being settled by the arbitration provided for.
- (b) that if The Imperial Government does not so require the land, it must be returned to the Lessor and compensation paid as determined by the Arbitrator with due regards to the principles contained in the 1900, 1902 and 1903 Ordinances and in consideration of the type of land concerned, and of the depreciation caused by its occupation.

*A. J. Mamber*

Lt/Col., R.A.,  
O.C., Falkland Islands Force.

Stanley Camp.

18 Sep 44.  
ATMEM/AJ.



C O P Y

AGREEMENT for the hire of 25.30 acres of Town Land at Stanley, Falkland Islands at the rental of £138.0.0d. (one hundred and thirty-eight pounds) per annum.

Articles of Agreement made and entered into this tenth day of May, 1943, between The Falkland Islands Company Limited of Stanley, Falkland Islands, (hereinafter called the Landlord) of the one part, and His Britannic Majesty's Principal Secretary of State for the War Department (hereinafter called The Secretary of State) of the other part.

1. WHEREBY the Landlord agrees to let the Secretary of State, who, on his part, agrees to take:-

All the land described in the Schedule on the back hereof, and delineated in red ink on the plan hereunto annexed, from the first day of September, 1942, for the term of three calendar months, and thereafter during such time as shall be required, and to pay to the Landlord rent for the hire of the said land at the clear rate of £138.0.0d. (one hundred and thirty-eight pounds) per annum, payable by equal quarterly payments on the last day of each quarter in every year, the first payment to be made on the thirtieth day of June, 1943.

2. The Landlord agrees to pay the head rent (if any) and to pay all rates, taxes and other assessments and outgoings whatsoever chargeable on the property included in this tenancy.

3. The Secretary of State will be entitled to make such alterations as he may require to the land, and to carry out any works on the property and to erect buildings thereon.

4. The Secretary of State agrees to maintain the fences along the East, North and West boundaries, and on the South where the boundary does not run along the Stanley Racecourse, of the land which is the subject of this lease.

5. The Landlord agrees that the Secretary of State shall have the use of the West end of the Stanley Racecourse for a Sports Ground, and shall have the right to carry out any levelling operations on this ground as may be necessary, and shall have ingress and regress from the same through a gate to be maintained by the Secretary of State. The Secretary of State shall not have the right to construct any buildings on the said Racecourse but only such temporary erections as are necessary for the running of any organised games or sports meeting.

6. The Secretary of State shall be entitled at any time before giving up possession of the land to remove therefrom any buildings or erections which may have been built or erected by him thereon, he restoring the property or paying compensation in lieu thereof, and in case of any dispute as to the amount of such compensation the same shall be referred to the arbitration of a single arbitrator to be agreed upon between the parties, or failing such agreement to be nominated by His Excellency The Governor of The Falkland Islands.

7. The Secretary of State may determine this Agreement at any time after the expiration of the said term of three months, on giving the Landlord seven days' Notice in writing.

AS WITNESS the hands of the Landlord and of Major John Henry Busby, Deputy Assistant Adjutant & Quartermaster General, Falkland Islands Force, on behalf of the Secretary of State.

Witness:- Arthur Higgins

Address:- H. Q., Falkland Islands Force.

Signature: John H. Busby.

Description: Serjeant (A/Q Clerk)

Witness:- ? ? Creamer

Address:- Ross Road, Stanley

Signature: ? ? Roberts

Description: J.P.

SCHEDULE

An area of Town Land of approximately 25.30 acres, extending to a depth of approximately 500 - feet inland from the coast road and running from the town of Stanley to Moody Valley, and westwards along the said road for a distance of 2,228-feet, bounded on the East by land owned by the Falkland Islands Government, on the South by Stanley Racecourse and land owned by the Falkland Islands Company Limited, and on the West by land owned by J.W. McGill, Esq., and in the occupation of the Secretary of State.

25 Sept 44.

Dear Bradley.

I would be glad if you would pass the attached to HE.

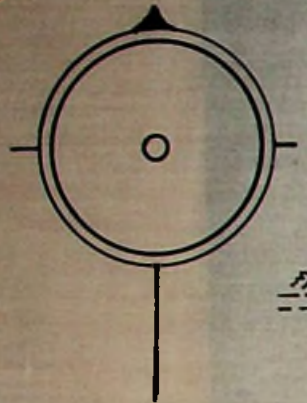
As FCC have as yet not said anything in writing but appear determined on their pound of flesh it is essential that nothing should come to their ear about our possible line of argument & action & therefore as well not to pass this through any of your desks.

Yours

O. H. Lawrence

45  
NB  
25/9/44

S T A N L E Y H A R B O U R

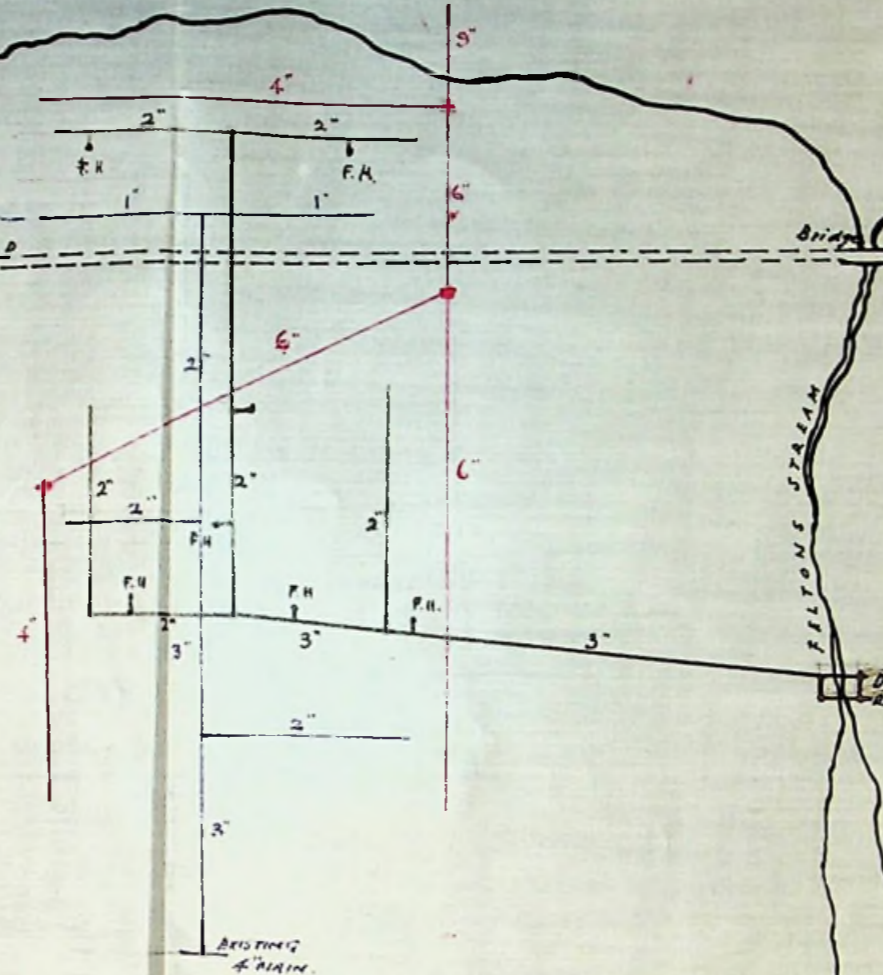


FROM WIRELESS STN. -> Passé Libre

BENDER'S LANDS

P U B L I C R O A D

Passé Libre To STANBY



- SOIL DRAINS
- DRINKING WATER
- NON-DRINKING WATER

PLAN REFERRED TO M.P. 10/42

Approximate Line of locks

SCALE OF 1:2500  
100 200 300 400 500 600 700 800 900 1000

J. MCGILL'S Paddock