

Section 6

LAND USE AND OWNERSHIP

General statistics on the use, ownership, and tenure of land appear in this section. Information on specific use or ownership categories is given elsewhere: parks in section 7, military land in section 10, farms in section 19, and forests in section 20.

Out of the 4,128,000 acres in the State, almost 2,200,000 are in unused open space. Other major categories include agriculture, with 1,356,000 acres, services (including military installations), with 125,000, and recreation, with 273,000. In the Honolulu Standard Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 16,500 acres in 1964 to 27,100 in 1978; during the same 14-year span, agricultural land declined from 94,500 to 75,600 acres. For the State as a whole, the Land Use Commission has zoned 152,000 acres as "urban," 1,976,000 as "conservation," 1,974,000 as "agricultural," and 9,000 as "rural."

Recent data on land ownership indicate that the Federal government owns 7.3 percent of all land, the State and counties own 34.8 percent, and private owners (chiefly large estates) have 57.9 percent. Total Federal holdings reported by the General Services Administration come to 402,900 acres, exclusive of leased land (48,500 acres); most of the Federal land is in park and military use. The State Department of Hawaiian Home Lands holds about 190,000 acres, divided among 3,052 lessees. Total land parcels in the State number 366,000.

Considerable caution is necessary in comparing statistics from different sources on land use, ownership, or tenure. Variations in definitions and survey dates seriously affect comparability in many instances, even where terminology is relatively unambiguous and misinterpretation seems unlikely. An example of such difficulties is the wide range in estimates of Federal land, with Federal totals ranging from 297,000 acres to 403,000. Recent statistics on military land use are likewise confusing, going as high as 175,000 acres and as low as 56,000.

Reports of the U.S. Department of Agriculture and General Services Administration, Hawaii State Department of Hawaiian Home Lands, Department of Land and Natural Resources, Department of Planning and Economic Development, Department of Taxation, and Land Use Commission, and county planning departments provided the data for this section. Greater detail appears in DPED Statistical Report 98, Land Use and Ownership Trends in Hawaii, issued December 28, 1973. Historical Statistics of Hawaii, Section 12, contains limited information for earlier years. Statistics for the nation as a whole are available in Sections 8 and 24 of the Statistical Abstract of the United States: 1979.

Table 113.-- MAJOR USES OF LAND: 1974

[In thousands of acres]

Use	Area
Approximate land area	4,112
Cropland <u>1/</u>	357
Crops <u>2/</u>	151
Idle	169
Pasture <u>3/</u>	37
Grassland pasture and range <u>4/</u>	1,018
Forest land <u>5/</u>	1,626
Grazed	460
Not grazed	1,166
Special uses	842
Urban areas	178
Rural transportation areas <u>6/</u>	35
Rural parks <u>7/</u>	273
Wildlife refuges	162
Defense and industrial areas	174
Farmsteads, farm roads, and lanes	20
Other land <u>8/</u>	269

1/ Total acreage in the crop rotation.

2/ Includes cropland harvested, crop failure, and cultivated summer fallow.

3/ Cropland used only for pasture.

4/ Grassland and other nonforested pasture, excluding cropland used only for pasture.

5/ Forest land, excluding reserved forest land and some unreserved areas duplicated in parks and other special uses of land.

6/ Includes rural highways and roads, railroads, and civilian airports.

7/ Areas in National and State parks systems.

8/ Miscellaneous areas with low agricultural use value, such as marshes, bare rock areas, and deserts.

Source: H. Thomas Frey, Major Uses of Land in the United States: 1974 (U.S. Department of Agriculture, Agricultural Economic Report No. 440, November 1979).

Table 114.-- LAND USE, BY COUNTY AND ISLAND: 1972-1976

[In acres]

Land use	State total	Hawaii County (Dec. 1976)	Maui County (Spring 1972)			City and County of Honolulu (Dec. 1976)	Kauai County (May 1972)	
			Maui and Kahoolawe	Lanai	Molokai		Kauai	Niihau
All uses <u>1/</u>	4,046,902	2,520,906	490,234	89,071	168,256	373,369	357,978	47,088
Residential	65,494	11,975	17,292	256	2,963	27,031	5,968	9
Manufacturing	3,769	619	774	-	754	1,442	177	3
Mfg. services <u>2/</u>	11,076	1,586	657	54	54	2,838	5,880	7
Commercial <u>3/</u>	2,299	435	233	13	38	1,467	113	-
Services <u>4/</u>	125,023	37,823	30,986	80	810	52,603	2,336	385
Social and cultural <u>5/</u> .	7,734	1,844	1,302	15	93	4,114	361	5
Recreation <u>6/</u>	273,311	243,324	18,778	89	34	5,862	5,224	-
Agriculture	1,356,195	819,249	197,900	15,020	37,199	75,796	167,650	43,381
Transportation <u>7/</u>	5,343	1,417	776	165	24	1,688	1,273	-
Unused open spaces <u>8/</u> ..	2,196,659	1,402,635	221,534	73,380	126,289	200,527	168,996	3,298

1/ Excludes public streets and highways.

2/ Includes warehousing, construction services, and public utilities.

3/ Retail and wholesale trade.

4/ Includes commercial amusement and recreation, hotels, military installations, government offices, parking, cemeteries, personal services, business and repair services, professional services, and finance, insurance, and real estate.

5/ Educational, cultural, and religious.

6/ Excludes commercial amusement and recreation services.

7/ Includes airports, docks, and land transportation facilities.

8/ Includes vacant land, forest reserve, lakes, steep land, and undedicated streets.

Source: Hawaii State Department of Planning and Economic Development, Kauai County Land Inventory Report: 1972 (1974), and Maui County Land Inventory Report: 1972 (1974); City and County of Honolulu, Department of General Planning, Oahu Land Use Inventory, 1976, special tabulation; County of Hawaii, Planning Department, Hawaii County Land Use Inventory, December 1976, special tabulation.

Table 115.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1978

Subject	Oahu total	City of Honolulu <u>1/</u>	Rest of Oahu
LAND USE (IN ACRES)			
All existing uses	373,216	51,530	361,686
Single family	24,908	8,056	16,852
Multi-family	2,224	1,056	1,169
Industrial	6,670	2,935	3,735
Commercial	4,323	1,739	2,584
Hotel	231	116	115
Agriculture	75,560	309	75,251
Usable vacant	39,862	3,620	36,241
Other	219,438	33,699	185,739
STRUCTURES BY YEAR BUILT			
All structures	135,630	62,337	73,293
Before 1930	9,307	7,127	2,180
1930 to 1939	10,512	6,724	3,788
1940 to 1949	17,138	9,766	7,372
1950 to 1959	31,351	15,247	16,104
1960 to 1969	41,889	15,918	25,971
1970 and later	25,265	7,406	17,859
Not reported and unknown	168	149	19
NONRESIDENTIAL FLOOR AREA <u>2/</u> (1,000 SQUARE FEET)			
All nonresidential floor area .	108,968	89,921	19,047
Transportation	4,125	3,980	145
Manufacturing	8,772	6,541	2,231
Utilities and communications	2,024	1,642	382
Contract construction	2,709	2,177	532
Wholesale trade and warehousing	11,084	8,878	2,206
Commercial retail	17,572	12,138	5,434
Commercial services	18,720	16,494	2,226
Public and quasi-public buildings ..	21,893	17,862	4,031
Hotel	17,558	16,752	806
Vacant or unknown uses	4,511	3,457	1,054

Continued on next page.

Table 115.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1978 --
Continued

Subject	Oahu total	City of Honolulu <u>1/</u>	Rest of Oahu
DWELLING UNITS BY TYPE			
All dwelling units	227,699	133,926	93,773
Single family and duplex	123,301	54,283	69,018
Low density multi-family	10,211	978	9,233
High density multi-family	94,187	78,665	15,773

1/ As defined for statistical purposes. The entire island of Oahu is a single municipality.

2/ For definitions, see City and County of Honolulu, Department of General Planning, Planning Data for Oahu: 1975 Land Use Data by Small Area (May 1978).

Source: City and County of Honolulu, Department of General Planning, records.

Table 116.-- LAND PARCELS, BY COUNTIES: 1970 TO 1980
(As of July 1, 1970-1976 and January 1, 1977-1980.)

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1970	259,077	122,401	23,700	101,851	11,125
1971	270,336	128,153	24,557	106,037	11,589
1972	280,540	134,880	25,472	108,314	11,874
1973	290,512	141,651	26,633	109,809	12,419
1974	302,987	149,521	28,474	111,463	13,529
1975	316,240	158,069	31,137	112,283	14,751
1976	329,695	167,044	34,148	113,406	15,097
1977	335,411	170,554	34,869	114,618	15,370
1978	342,284	174,125	36,283	115,832	16,044
1979	352,430	177,818	38,336	119,049	17,227
1980	366,375	186,555	39,375	121,688	18,757

Source: Hawaii State Department of Taxation, Tax Research and Planning, records.

Table 117.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: JULY 25, 1980

(Based on land use classifications used for real property assessment purposes.)

Land use class <u>1/</u>	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
All uses <u>2/</u>	4,049,952	371,150	750,268	2,526,909	401,625
Residential	87,062	63,890	6,873	11,793	4,506
Hotel-apartment	7,659	2,618	2,131	2,045	865
Commercial	6,197	2,706	612	1,129	1,750
Industrial	16,161	8,027	1,539	6,010	585
Agricultural	1,939,803	136,111	405,807	1,199,936	197,949
Conservation	1,961,027	147,158	328,498	1,293,278	192,093
Unimproved residential .	32,046	10,640	4,809	12,719	3,878

1/ "Pitt codes" as established by the "Pittsburgh Law" of differential tax rates for real property assessment and taxation in Sec. 246-10, Hawaii Revised Statutes (1976 Replacement).

2/ Excludes public streets and highways and other areas not in parcels of record, and thus differs somewhat from the official figures based on measurements of the Geography Division of the U.S. Bureau of Census. The Bureau's data for total area (including inland water) are: State, 4,128,256 acres; Honolulu, 390,976; Maui, 751,616; Hawaii, 2,584,320; Kauai, 401,344.

Source: Hawaii State Department of Taxation, Systems and Procedures Office, records.

Table 118.— ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1980

[Total acreage, including inland water, as classified by the Hawaii State Land Use Commission under the provisions of Chapter 205, Hawaii Revised Statutes. All data are approximate.]

Year and month	Total area <u>1/</u>	Classification by State Land Use Commission <u>2/</u>			
		Urban	Conser- vation	•Agricul- tural	Rural
1964: August	4,111,500.0	117,800.0	1,862,600.0	2,124,400.0	6,700.0
1969: August	4,111,500.0	140,163.3	2,009,086.7	1,955,875.0	6,375.0
1974: March	4,111,500.0	147,472.0	1,986,428.9	1,968,727.2	8,871.9
1975: February	4,111,500.0	148,921.4	1,976,995.7	1,976,695.4	8,887.5
1977: January	4,111,500.0	149,262.9	1,976,995.7	1,976,327.2	8,914.2
1978: January	4,111,500.0	151,012.5	1,976,931.4	1,974,339.5	9,216.7
1979: January	4,111,500.0	151,929.6	1,976,105.9	1,974,229.8	9,234.7
1980: January	4,111,500.0	152,199.2	1,975,865.1	1,974,195.5	9,240.3

Footnotes and source follow next table.

Table 119.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1980

[See headnote of preceding table]

Island	Total area <u>1/</u>	Classification by State Land Use Commission <u>2/</u>			
		Urban	Conser- vation	Agricul- tural	Rural
State total	4,111,500.0	152,199.2	1,975,865.1	1,974,195.5	9,240.3
Hawaii	2,573,400.0	34,481.5	1,309,461.8	1,228,844.7	612.0
Maui	465,800.0	15,533.5	193,678.7	252,807.8	3,780.0
Kahoolawe	28,800.0	-	28,800.0	-	-
Lanai	90,500.0	2,338.5	38,202.5	47,239.0	2,720.0
Molokai	165,800.0	3,293.1	49,767.7	111,844.2	895.0
Oahu	385,300.0	86,667.5	154,896.4	143,736.1	-
Kauai	353,900.0	9,885.1	198,758.0	144,023.7	1,233.3
Niihau	45,700.0	-	-	45,700.0	-
Kaula and Lehua	400.0	-	400.0	-	-
Northwestern Haw'n Islands .	1,900.0	-	1,900.0	-	-

1/ These totals differ somewhat from the official figures based on measurements by the Geography Division of the U.S. Bureau of the Census, cited in Section 5.

2/ For definitions, see Hawaii Revised Statutes, 1976 Replacement, Section 205-2.

Source: Hawaii State Department of Planning and Economic Development, Land Use Commission, data supplied February 15, 1980.

Table 120.-- LAND OWNERSHIP, BY ISLANDS: 1968-1978

(In acres. Includes area in public thoroughfares on Hawaii but excludes it for other islands.)

Island	Survey date	All land <u>1/</u>	Land owned by government <u>2/</u>			Privately owned land <u>3/</u>
			Federal	State	Counties	
State total ..	...	4,045,511	296,803	1,394,552	13,335	2,340,821
Percent ....	...	100.0	7.3	34.5	0.3	57.9
Hawaii	1971	2,516,979	200,995	985,269	839	1,329,876
Maui	1972	461,402	12,275	155,284	365	293,478
Kahoolawe	1972	28,832	28,819	13	-	-
Lanai	1972	89,071	8	169	2	88,892
Molokai	1972	168,257	1,839	39,652	2	126,764
Oahu	1978	373,216	50,634	62,073	11,008	249,501
Kauai	1972	357,977	1,977	149,276	1,119	205,605
Niihau	1972	47,217	256	256	-	46,705
Other islands <u>4/</u> ..	1968	2,560	-	2,560	-	-

1/ Because of the omission of public thoroughfares and for other reasons, totals by island may differ considerably from official area estimates in other tables in this volume.

2/ State land ceded by presidential proclamation or governor's executive order to the federal government appears in most cases to have been classified for this table as federal land, even though title to it technically remains with the state. Land ceded by the state to the counties, in contrast, has probably been classified as state land. For both types of ceded land, treatment may have varied from parcel to parcel, and no firm statement is possible.

3/ For data on the leasehold status of privately owned land, see the two following tables.

4/ Lehua, Kaula, and the Northwestern Hawaiian Islands other than Midway. Source follows next table.

Table 121.-- PRIVATELY OWNED LAND, LEASED AND UNLEASED, BY ISLANDS:
1968-1978

(In acres.)

Island	Survey date	All private land	Not leased	Leased <u>1/</u>
State total ....	...	2,340,821	1,872,207	468,614
Hawaii	1971	1,329,876	1,026,003	303,873
Maui	1972	293,478	255,272	38,206
Kahoolawe	1972	-	-	-
Lanai	1972	88,892	88,882	10
Molokai	1972	126,764	104,089	22,674
Oahu	1978	249,501	165,727	83,774
Kauai	1972	205,605	185,529	20,076
Niihau	1972	46,705	46,705	-
Other islands <u>2/</u>	1968	-	-	-

1/ To either governmental or private lessees. For Oahu data by type of lessee, see the following table.

2/ Lehua, Kaula, and the Northwestern Hawaiian Islands (except Midway).

Source: Hawaii State Department of Planning and Economic Development, Hawaii Urban Planning Information Center, Land Inventory Report; 1972 for Hawaii County (1974, p. 19), Maui County (1974, pp. 25-26), and Kauai County (1974, pp. 25 and 29), and underlying data; Hawaii State Department of Land and Natural Resources, Report to the Governor 1973-1974, p. 54 (for Lehua, Kaula, and the N.W.H.I.); Honolulu Department of General Planning records.

Table 122.-- LAND OWNERSHIP AND CONTROL, FOR OAHU: 1978

(In acres.)

Lessee	Owner				
	All owners	Federal	State	City and County	Private
Total land ..	373,216	50,634	62,074	11,007	249,501
None	272,532	45,990	50,045	10,770	165,727
Federal	2,816	-	2,706	-	110
State	193	33	-	157	3
City and County ..	1,187	25	1,148	-	14
Private	96,488	4,586	8,175	80	83,647

Source: City and County of Honolulu, Department of General Planning, records.

Table 123.-- REAL PROPERTY OWNED OR LEASED BY THE FEDERAL GOVERNMENT:
1968 TO 1978

Subject	June 30, 1968	June 30, 1973	Sept. 30, 1977	Sept. 30, 1978 ^{1/}
OWNED				
Number of installations	142	186	271	284
Land area, total (acres)	397,278.9	417,015.0	407,904.3	402,938.6
Urban	55,233.4	11,914.0	54,810.1	(NA)
Rural	342,045.5	405,101.0	353,094.2	(NA)
Number of buildings	11,590	12,815	14,512	14,610
Cost, total (\$1,000) ^{2/}	1,051,246	1,196,010	1,438,050	1,448,743
Land	25,374	48,567	52,152	52,150
Buildings	514,262	594,106	772,361	786,375
Structures and facilities	511,610	553,337	613,537	610,218
Predominant usage (acres):				
Agriculture and grazing	-	-	-	-
Forest and wildlife	1,767.4	2,899.5	3,106.4	3,108.6
Parks and historic sites	218,318.0	238,401.6	228,898.9	228,898.9
Power development and distribution	-	-	-	-
Reclamation and irrigation	-	-	-	-
Office building locations	19.8	33.0	52.3	50.5
Military, excluding airfields ^{3/} ..	} 175,240.5	{ 121,353.1	163,835.7	163,439.8
Airfields			35,685.7	3,738.0	3,738.0
Harbor and port facilities	35.1	27.4	156.6	23.6
Flood control and navigation	886.7	715.0	1,480.8	1,480.8
Vacant	13.1	14.6	1.5	1.5
Institutional	1.5	1.5	359.5	359.5
Housing	66.8	81.4	84.5	85.1
Storage	21.8	5.8	529.8	139.2
Industrial	48.6	17,166.1	5,179.7	1,132.5
Research and development	5.2	11.0	6.2	6.2
Other land	854.4	619.3	474.4	474.4
LEASED				
Number of leases	244	255	226	229
Land area, total (acres)	29,589.2	48,778.2	47,262.0	48,542.9
Urban	27.0	37.8	147.0	147.2
Rural	29,562.2	48,740.4	47,115.0	48,395.7
Number of building locations	159	174	157	153
Floor area of buildings (sq. ft.) ..	435,074	607,264	352,876	307,246
Annual rental (\$1,000)	1,426.8	3,094.0	1,346	1,414

Footnotes and source on next page.

Table 123.-- REAL PROPERTY OWNED OR LEASED BY THE FEDERAL GOVERNMENT:
1968 TO 1978 -- Con.

NA Not available.

1/ Corrected from published data, which overstated Navy acreage and the State total by 195,359.7 acres.

2/ At time of acquisition; includes estimated equivalent cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process.

3/ Data for 1968 and 1973 include all Department of Defense land used for military functions.

Source: General Services Administration, Summary Report on Real Property Owned by the United States Throughout the World (annual) and Summary Report of Real Property Leased to the United States Throughout the World (annual), as corrected February 26, 1980.

Table 124.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1979

(The Department of Hawaiian Home Lands administers land set aside for the benefit of qualified native Hawaiians, who receive homestead leases and financial assistance from the Department.)

Island	Acreage	Lessees		Applicant list	
		Total awards	Residential only	Total	Residential
State total ..	190,000	2,996	2,583	6,310	5,642
Hawaii	111,000	700	553	1,246	801
Maui	29,000	89	89	419	391
Molokai	27,000	378	116	312	215
Oahu	5,000	1,639	1,638	3,931	3,923
Kauai	18,000	190	187	402	312

Source: Annual Report, Department of Hawaiian Home Lands, 1978-79, pp. 9, 10, and 12.

Table 125.-- ACRES OWNED IN FEE BY SELECTED MAJOR LANDOWNERS:
1964 AND 1979

Landowner	1964	1979
Bernice P. Bishop Estate	369,700	341,749
Richard S. Smart (Parker Ranch)	185,610	^{1/} 117,314
Castle & Cooke, Inc.	154,759	^{2/} 150,370
C. Brewer & Company, Ltd.	145,147	98,520
Samuel M. Damon Estate	143,842	122,969
Alexander & Baldwin, Inc.	122,788	95,400

^{1/} This 1978 estimate is the latest available, but the Parker Ranch office warns that it is subject to large errors. An accurate accounting is currently being done.

^{2/} As of March 1980, but figure does not differ significantly from the 1979 figure.

Source: State Legislative Reference Bureau, Public Land Policy in Hawaii: Major Landowners, Report No. 3 (1967), p. 17; data for 1979 and 1980 supplied by landowners listed.