

## 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, farms in section 19, forests in section 20, cane land and industrial parks in section 22, and shopping centers in section 23.

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 1,347,000 acres, services (including military installations), with 123,000, and recreation, with 280,000. In the Honolulu Standard Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 22,600 acres in 1969 to 27,700 in 1980; during the same 11-year span, agricultural land declined from 88,900 to 74,900 acres. For the State as a whole, the Land Use Commission has zoned 155,000 acres as "urban," 1,976,000 as "conservation," 1,972,000 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 in 1979 came to 660,600 acres, exclusive of leased land (52,000 acres); most of the Federal land is in wildlife, park and military use. The State Department of Hawaiian Home Lands holds about 190,000 acres, divided among 3,034 lessees. Total land parcels in the State number 380,000.

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 totals ranging from 297,000 acres to 661,000. 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 in 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: 1981.

Table 149.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU:  
1969 AND 1980

Subject	1969: Oahu total	1980		
		Oahu total	Honolulu District	Rest of Oahu
<b>LAND USE (IN ACRES)</b>				
All existing uses .....	381,933	372,793	51,479	321,314
Single family .....	21,679	25,214	8,204	17,009
Multi-family .....	911	2,458	1,089	1,369
Industrial .....	6,176	6,818	2,946	3,873
Commercial .....	1,645	4,319	1,752	2,567
Hotel .....	128	239	124	115
Agriculture .....	88,868	74,856	308	74,548
Usable vacant .....	48,902	39,132	3,252	35,880
Other .....	213,624	219,757	33,804	185,953
<b>STRUCTURES BY YEAR BUILT</b>				
All structures .....	117,513	139,751	63,019	76,732
Before 1930 .....	} 26,599	{ 8,897	6,816	2,081
1930 to 1939 .....			10,307	3,708
1940 to 1949 .....			16,852	7,263
1950 to 1959 .....			31,212	16,068
1960 to 1969 .....			41,816	25,940
1970 and later .....			25,255	17,862
Not reported and unknown .....	-	5,412	1,602	3,810
<b>NONRESIDENTIAL FLOOR AREA <sup>1/</sup> (1,000 SQUARE FEET)</b>				
All nonresidential floor area .	84,346	118,083	97,067	21,016
Transportation .....	3,522	4,148	4,003	145
Manufacturing .....	8,959	9,101	6,634	2,468
Utilities and communications .....	1,481	2,022	1,643	379
Contract construction .....	2,425	2,876	2,160	717
Wholesale trade and warehousing ....	7,309	11,562	9,076	2,485
Commercial retail .....	13,376	18,484	12,881	5,603
Commercial services .....	13,934	20,868	18,374	2,494
Public and quasi-public buildings ..	25,186	22,809	18,555	4,253
Hotel .....	6,993	19,651	18,974	677
Vacant or unknown uses .....	1,161	6,562	4,767	1,795

Continued on next page.

Table 149.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU:  
1969 AND 1980 -- Con.

Subject	1969: Oahu total	1980		
		Oahu total	Honolulu District	Rest of Oahu
DWELLING UNITS BY TYPE				
All dwelling units .....	158,861	238,521	139,281	99,240
Single family and duplex .....	105,666	127,079	54,867	72,212
Low density multi-family .....	48,168	10,436	1,007	9,429
High density multi-family .....	5,027	101,006	83,407	17,599

1/ 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; State Department of Transportation, Oahu Transportation Study printouts dated March 30, 1971.

Table 150.-- LAND USE, FOR HAWAII COUNTY, 1978, AND MAUI AND KAUAI COUNTIES, 1972

[In acres.]

Land use	Hawaii County (Sept. 1978)	Maui County (Spring 1972)			Kauai County (May 1972)	
		Maui and Kahoolawe	Lanai	Molokai	Kauai	Niihau
All uses <u>1/</u> .....	2,519,709	490,232	89,072	168,258	357,978	47,088
Residential .....	12,337	17,292	256	2,963	5,968	9
Manufacturing .....	625	774	-	754	177	3
Mfg. services <u>2/</u> .....	1,566	657	54	54	5,880	7
Commercial <u>3/</u> .....	430	233	13	38	113	-
Services <u>4/</u> .....	35,588	30,986	80	810	2,336	385
Social and cultural <u>5/</u> .	1,910	1,302	15	93	361	5
Recreation <u>6/</u> .....	250,034	18,778	89	34	5,224	-
Agriculture .....	810,458	197,900	15,020	37,199	167,650	43,381
Transportation <u>7/</u> .....	2,119	776	165	24	1,273	-
Unused open spaces <u>8/</u> ..	1,404,642	221,534	73,380	126,289	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); County of Hawaii, Department of Research and Development, County of Hawaii Data Book 1980, p. 84.

Table 151.-- LAND PARCELS, BY COUNTIES: 1972 TO 1982

[As of July 1, 1972-1976 and January 1, 1977-1982.]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
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 <u>1/</u> .....	352,430	177,818	38,336	119,049	17,227
1980 <u>1/</u> .....	366,375	186,555	39,375	121,688	18,757
1981 .....	370,367	192,755	41,601	115,958	20,053
1982 .....	379,831	197,402	43,955	117,193	21,281

1/ Figures for Hawaii County for 1979 and 1980 may not be comparable to those for other years because of the possibility of double-counting for parcels with multi-pitt codes.

Source: City and County of Honolulu, Department of Finance, Property Technical Office, records.

Table 152.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: 1982

[Based on land use classifications used for real property assessment purposes.]

Land use class <u>1/</u>	State total	City and County of Honolulu <u>2/</u>	County of Maui <u>3/</u>	County of Hawaii <u>3/</u>	County of Kauai <u>3/</u>
All uses <u>4/</u> .....	3,982,103	343,514	761,527	2,480,969	396,093
Single family residential .....	70,418	45,772	5,619	15,295	3,732
Apartment .....	4,378	1,131	1,317	1,417	513
Commercial .....	2,444	1,184	381	675	203
Industrial .....	14,755	6,497	1,347	5,670	1,241
Agricultural .....	1,908,646	137,539	402,898	1,171,330	196,879
Conservation .....	1,950,491	144,906	328,797	1,284,773	192,014
Hotel and resort .....	1,016	103	365	98	449
Two or more family residential .....	29,956	6,381	20,803	1,711	1,061

1/ Based on "Pitt codes" as established by the "Pittsburgh Law" of differential tax rates for real property assessment and taxation as specified in Sec. 246-10, Hawaii Revised Statutes (1976 Replacement), 1981 supplement.

2/ As of February 26, 1982.

3/ As of March 1, 1982.

4/ 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 the Census. Those Census figures 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: City and County of Honolulu, Department of Data Systems, unpublished tabulations.

Table 153.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1982

[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	Conservation	Agricultural	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
1981: January ..	4,111,500.0	154,318.8	1,975,836.4	1,972,103.5	9,241.3
1982: January ..	4,111,500.0	154,725.8	1,975,672.2	1,971,886.0	9,216.0

Footnotes and source follow next table.

Table 154.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:  
JANUARY 1982

[See headnote of preceding table.]

Island	Total area <u>1/</u>	Classification by State Land Use Commission <u>2/</u>			
		Urban	Conservation	Agricultural	Rural
State total	4,111,500.0	154,725.8	1,975,672.2	1,971,886.0	9,216.0
Hawaii .....	2,573,400.0	35,562.5	1,309,331.7	1,227,893.8	612.0
Maui .....	465,800.0	15,705.5	193,678.7	252,663.8	3,752.0
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	111,840.5	898.7
Oahu .....	385,300.0	87,006.1	154,859.8	143,434.1	-
Kauai .....	353,900.0	10,820.1	198,731.8	143,114.8	1,233.3
Niihau .....	45,700.0	-	-	45,700.0	-
Kaula and Lehua	400.0	-	400.0	-	-
Other islands <u>3/</u>	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.

3/ The Northwestern Islands, from Nihoa to Kure Atoll, excluding Midway.

Source: Hawaii State Department of Planning and Economic Development, Land Use Commission, data supplied February 18, 1982.



Table 155.-- 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 156.-- 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 157.-- 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 158.-- ACRES IN HAWAII OWNED IN FEE BY SELECTED MAJOR LANDOWNERS:  
1964, 1980 AND 1981

[Some of these figures are not exact accountings of acres owned but are the landowners' best estimates.]

Landowner	1964	1980	1981
Bernice P. Bishop Estate .....	369,700	341,764	341,546
Richard S. Smart (Parker Ranch) <sup>1/</sup> .....	185,610	120,000	120,000
Castle & Cooke, Inc. ....	154,759	150,370	150,198
C. Brewer & Company, Ltd. ....	145,147	98,491	98,604
Samuel M. Damon Estate .....	143,842	122,955	122,955
Alexander & Baldwin, Inc. ....	122,788	94,100	95,300

<sup>1/</sup> The total size of the Parker Ranch in 1981, including leased land, was 220,000 acres.

Source: Legislative Reference Bureau, Public Land Policy in Hawaii: Major Landowners, Report No. 3 (1967), p. 17; data for 1980 and 1981 supplied by landowners listed.

Table 159.-- REAL PROPERTY OWNED BY OR LEASED TO  
THE FEDERAL GOVERNMENT: 1977 TO 1979

Subject	Sept. 30, 1977	Sept. 30, 1978 <u>1/</u>	Sept. 30, 1979 <u>2/</u>
OWNED			
Number of installations .....	271	284	295
Land area, total (acres) .....	407,904.3	402,938.6	660,620.1
Urban .....	54,810.1	(NA)	55,696.9
Rural .....	353,094.2	(NA)	604,923.2
Number of buildings .....	14,512	14,610	14,481
Cost, total (\$1,000) <u>3/</u> .....	1,438,050	1,448,743	1,474,050
Land .....	52,152	52,150	62,462
Buildings .....	772,361	786,375	789,851
Structures and facilities .....	613,537	610,218	621,737
Predominant usage (acres):			
Agriculture and grazing .....	-	-	-
Forest and wildlife <u>2/</u> .....	3,106.4	3,108.6	255,620.2
Parks and historic sites .....	228,898.9	228,898.9	228,904.1
Power development and distribution	-	-	-
Reclamation and irrigation .....	-	-	-
Office building locations .....	52.3	50.5	54.6
Military, excluding airfields ....	163,835.7	163,439.8	169,258.8
Airfields .....	3,738.0	3,738.0	3,745.0
Harbor and port facilities .....	156.6	23.6	23.6
Flood control and navigation ....	1,480.8	1,480.8	1,480.8
Vacant .....	1.5	1.5	1.5
Institutional .....	359.5	359.5	359.5
Housing .....	84.5	85.1	84.2
Storage .....	529.8	139.2	139.2
Industrial .....	5,179.7	1,132.5	203.0
Research and development .....	6.2	6.2	6.2
Other land .....	474.4	474.4	739.4
LEASED			
Number of leases .....	226	229	542
Land area, total (acres) .....	47,262.0	48,542.9	51,986.3
Urban .....	147.0	147.2	168.1
Rural .....	47,115.0	48,395.7	51,818.2
Number of building locations .....	157	153	159
Floor area of buildings (sq. ft.) ..	352,876	307,246	303,557
Annual rental (\$1,000) .....	1,346	1,414	1,478

Footnotes and source on next page.

Table 159.-- REAL PROPERTY OWNED BY OR LEASED TO  
THE FEDERAL GOVERNMENT: 1977 TO 1979 -- Con.

NA Not available.

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

2/ Data for 1979 are not comparable to figures for earlier years. According to a letter from the General Services Administration, "this increase of nearly 258,000 acres is almost entirely due to a correction of acreage holdings submitted by the U.S Fish and Wildlife Service. That office revised a Hawaiian Islands National Wildlife Refuge holding from 1,906.5 acres to 254,418.1 acres to include the lagoon water acreage of the circular reefs and shoals."

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

Source: General Services Administration, Summary Report of 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). The 1978 corrections were telephoned to DPED on February 26, 1980.

Table 160.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1981

[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	In home- stead use	Total awards	Resi- dential only	Total	Resi- den- tial
State total ..	189,724	26,062	3,034	2,618	7,289	6,360
Hawaii .....	110,575	17,504	726	579	1,769	1,132
Maui .....	29,005	17	89	89	511	475
Molokai .....	26,210	7,576	380	116	406	276
Oahu .....	5,245	419	1,649	1,647	4,081	4,081
Kauai .....	18,689	546	190	187	514	396

Source: Annual Report, Department of Hawaiian Home Lands, 1980-81, pp. 9, 10, and 14.