

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

Out of the 4,112,000 acres in the State, almost 1,300,000 are in cropland or pastureland. Other major categories include forestland, with 1,443,000 acres, urban and built-up, with 139,000, and miscellaneous nonfarm, with 790,000. In the Honolulu Standard Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 22,600 acres in 1969 to 27,600 in 1981; during the same 12-year span, agricultural land declined from 88,900 to 74,700 acres. For the State as a whole, the Land Use Commission has zoned 156,000 acres as "urban," 1,975,000 as "conservation," 1,971,000 as "agricultural," and 9,000 as "rural."

Recent data on land ownership indicate that the Federal government owns 8.4 percent of all land, the State and counties own 30.4 percent, and private owners (chiefly large estates) have 61.3 percent. Total Federal holdings reported by the General Services Administration in 1982 came to 787,000 acres, exclusive of leased land (51,000 acres); most of the Federal land is in wildlife, park and military use. The State Department of Hawaiian Home Lands holds about 192,000 acres, divided among 3,077 lessees. Total land parcels in the State number 385,000.

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 787,000. Statistics on military land use are likewise confusing, going as high as 207,000 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. 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: 1982-83.

Table 164. -- LAND AREA AND USE: 1977

[In thousands of acres.]

Land ownership and use	Area
All categories	4,112
Federally owned	337
Nonfederal	3,775
Available for agriculture use	2,821
Cropland	293
Pastureland	992
Rangeland	-
Forestland	1,443
Other	93
Unavailable for agriculture use	954
Urban and built-up	139
Rural transportation	18
Other nonfarm	790
Water	7
National Wilderness Preservation System <u>1/</u>	142

1/ 1980 data. There were two such areas in the State in 1980.

Source: U.S. Bureau of the Census, State and Metropolitan Area Data Book, 1982 (1982), pp. 495-496, items 793-807 and 810-811.

Table 165.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1980 AND 1981

Subject	1980: Oahu total	1981		
		Oahu total	Honolulu District	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses	372,793	370,444	51,469	318,975
Single family	25,214	25,194	8,216	16,978
Multi-family	2,458	2,452	1,069	1,383
Industrial	6,818	6,818	2,962	3,856
Commercial	4,319	4,316	1,751	2,565
Hotel	239	231	119	112
Agriculture	74,856	74,744	308	74,436
Usable vacant	39,132	38,248	3,186	35,062
Other	219,757	218,441	33,858	184,583
STRUCTURES BY YEAR BUILT				
All structures	139,751	139,671	62,881	76,790
Before 1930	8,897	8,810	6,739	2,071
1930 to 1939	10,307	10,230	6,535	3,695
1940 to 1949	16,852	16,787	9,544	7,243
1950 to 1959	31,212	31,172	15,114	16,058
1960 to 1969	41,816	41,794	15,869	25,925
1970 to 1979	} 25,255	{ 28,125	8,244	19,881
1980 and later			2,589	1,899
Not reported	5,412	164	146	18
DWELLING UNITS BY TYPE				
All dwelling units	238,521	239,061	139,221	99,840
Single family and duplex	127,079	126,996	54,770	72,226
Low density multi-family	10,436	10,715	1,007	9,708
High density multi-family	101,006	101,350	83,444	17,906

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

Table 166.-- LAND USE, FOR HAWAII COUNTY, 1982, AND MAUI AND KAUAI COUNTIES, 1972

[In acres.]

Land use	Hawaii County (1982)	Maui County (Spring 1972)			Kauai County (May 1972)	
		Maui and Kahoolawe	Lanai	Molokai	Kauai	Niihau
All uses <u>1/</u>	2,520,363	490,232	89,072	168,258	357,978	47,088
Residential	12,824	17,292	256	2,963	5,968	9
Manufacturing	633	774	-	754	177	3
Mfg. services <u>2/</u>	1,564	657	54	54	5,880	7
Commercial <u>3/</u>	431	233	13	38	113	-
Services <u>4/</u>	35,584	30,986	80	810	2,336	385
Social and cultural <u>5/</u> .	1,919	1,302	15	93	361	5
Recreation <u>6/</u>	250,057	18,778	89	34	5,224	-
Agriculture	811,424	197,900	15,020	37,199	167,650	43,381
Transportation <u>7/</u>	2,172	776	165	24	1,273	-
Unused open spaces <u>8/</u> ..	1,403,755	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 County Planning Department, Hawaii County Land Use Inventory, 1982 (parcel file data); Hawaii State Department of Planning and Economic Development, Kauai County Land Inventory Report: 1972 (1974), and Maui County Land Inventory Report: 1972 (1974).

Table 167.-- LAND PARCELS, BY COUNTIES: 1982 AND 1983

[As of January 1.]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1982	379,831	197,402	43,955	117,193	21,281
1983	385,432	200,394	45,173	118,266	21,599

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

Table 168.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: 1982

[As of February 26, 1982, for the City and County of Honolulu and March 1, 1982, for other counties. Based on land use classifications used for real property assessment purposes. This table corrects the figures in Data Book 1982, table 152.]

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>	4,048,969	370,952	767,330	2,510,529	400,158
Single family residential	103,390	64,585	8,866	23,313	6,626
Apartment	6,134	2,279	1,476	1,720	659
Commercial	4,932	2,715	650	1,130	437
Industrial	17,443	8,439	1,647	5,992	1,365
Agricultural	1,930,613	137,943	404,222	1,191,403	197,045
Conservation	1,951,400	145,399	328,875	1,284,900	192,226
Hotel and resort	1,130	188	378	114	450
Two or more family residential	33,933	9,403	21,216	1,961	1,353

Footnotes and source follow next table.

Table 169.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: MARCH 3, 1983

[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> , <u>3/</u> ...	3,998,698	370,446	750,556	2,509,032	368,664
Improved residential ...	58,755	38,068	5,933	10,323	4,431
Apartment	5,932	2,270	1,209	1,767	686
Commercial	4,955	2,659	639	1,212	445
Industrial	18,650	8,532	1,734	5,996	2,388
Agricultural <u>3/</u>	1,908,890	136,751	406,092	1,190,447	175,600
Conservation <u>3/</u>	1,940,379	146,987	328,361	1,284,970	180,061
Hotel and resort	1,420	210	777	308	125
Unimproved residential .	59,714	34,968	5,812	14,009	4,925

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/ 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.

3/ Apparent large decreases from figures for 1982 are unexplained.

Source: City and County of Honolulu, Department of Data Systems, unpublished tabulations.

Table 170.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1983

[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
1983: January ..	4,112,387.5	156,413.1	1,975,472.5	1,971,278.6	9,223.3

Footnotes and source follow next table.

Table 171.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1983

[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	4,112,387.5	156,413.1	1,975,472.5	1,971,278.6	9,223.3
Hawaii	2,573,400.0	36,055.2	1,309,132.0	1,227,593.5	619.3
Maui	465,800.0	15,772.0	193,678.7	252,597.3	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	3,410.2	49,767.7	111,723.4	898.7
Oahu	386,187.5	87,893.6	154,859.8	143,434.1	-
Kauai	353,900.0	10,943.6	198,731.8	142,991.3	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. The increase in the 1983 total area reflects additions to the Urban District on Oahu at Honolulu International Airport (Reef runway and South Ramp refill) created from former submerged lands.

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 9, 1983.

Table 172.-- LAND OWNERSHIP, BY ISLANDS: 1983

[In acres.]

Island	All land <u>1/</u>	Land owned by government <u>2/</u>			Privately owned land <u>3/</u>
		Federal	State	Counties	
State total <u>4/</u>	3,930,629	328,414	1,177,988	15,155	2,409,071
Percent	100.0	8.4	30.0	0.4	61.3
Hawaii	2,493,791	218,557	828,202	1,280	1,445,752
Maui	400,788	26,824	96,046	1,217	276,701
Kahoolawe	28,800	28,800	-	-	-
Molokini	19	19	-	-	-
Lanai	88,997	8	132	14	88,843
Molokai	170,153	133	47,330	248	122,441
Oahu	348,860	50,880	62,599	11,734	223,647
Kauai	352,004	2,937	143,423	662	204,982
Niihau	46,705	-	-	-	46,705
Lehua and Kaula	512	256	256	-	-

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/ Data exclude the Northwestern Hawaiian Islands.

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, records.

Table 173.-- PRIVATELY OWNED LAND, LEASED AND UNLEASED, BY ISLANDS:
1968-1982

[In acres.]

Island	Survey date	All private land	Not leased	Leased <u>1/</u>
State total	2,340,663	1,790,057	514,605
Hawaii	1982	1,293,718	943,853	349,865
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 County Planning Department, Hawaii County Land Use Inventory, 1982 (parcel file data); Hawaii State Department of Planning and Economic Development, Hawaii Urban Planning Information Center, Land Inventory Report: 1972 for 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 174.-- 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 175.-- ACRES IN HAWAII OWNED IN FEE BY SELECTED MAJOR LANDOWNERS: 1964 TO 1982

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

Landowner	1964	1980	1981	1982
Bernice P. Bishop Estate	369,700	341,764	341,546	341,512
Richard S. Smart (Parker Ranch) 1/	185,610	120,000	120,000	139,301
Castle and Cooke, Inc. 2/	154,759	150,370	150,198	149,976
C. Brewer and Company, Ltd.	145,147	98,491	98,604	96,700
Samuel M. Damon Estate 3/	143,842	121,659	121,659	121,659
Alexander and Baldwin, Inc.	122,788	94,100	95,300	95,300

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

2/ Mililani Town acreage included through 1981 but excluded in 1982.

3/ Revised from Data Book 1982, table 158.

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

Table 176.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1980 TO 1982

Subject	Sept. 30, 1980	Sept. 30, 1981	Sept. 30, 1982
OWNED			
Number of installations	308	231	310
Land area, total (acres)	693,381.8	690,752.7	786,769.6
Urban	88,493.3	88,433.9	88,568.5
Rural	604,888.5	602,318.8	698,201.1
Number of buildings	14,888	13,769	14,627
Cost, total (\$1,000) <u>1/</u>	1,733,924	1,598,942	1,759,616
Land	231,852	76,379	76,879
Buildings	867,167	892,349	998,906
Structures and facilities	634,905	630,214	683,831
Predominant usage (acres):			
Agriculture and grazing	-	-	-
Forest and wildlife	255,620.2	255,620.2	255,620.2
Parks and historic sites	228,904.1	229,172.5	238,832.1
Power development and distribution	-	-	-
Reclamation and irrigation	-	-	-
Office building locations	54.6	53.3	54.8
Military, excluding airfields	121,883.0	119,036.0	207,185.1
Airfields	6,239.4	6,224.1	6,224.1
Harbor and port facilities	23.6	23.6	23.6
Flood control and navigation	1,480.8	1,460.9	1,457.5
Vacant	3.0	3.0	3.0
Institutional	359.5	359.5	358.0
Housing	84.2	84.2	84.2
Storage	836.0	836.0	833.1
Industrial	2,260.6	2,261.6	2,387.9
Research and development	7.7	7.7	7.7
Other land	75,625.1	75,610.1	73,698.3
LEASED			
Number of leases	251	237	275
Land area, total (acres)	51,250.9	50,064.4	50,527.7
Urban	216.1	147.2	219.6
Rural	51,034.8	49,917.2	50,308.1
Number of building locations	155	152	163
Floor area of buildings (sq. ft.) ..	320,100	299,771	308,839
Annual rental (\$1,000)	1,489	1,675	1,882

Footnote and source on next page.

Table 176.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1980 TO 1982 -- Con.

1/ 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 on Real Property Owned by the United States Throughout the World (annual) and Summary Report on Real Property Leased to the United States Throughout the World (annual).

Table 177.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND
APPLICANTS, BY ISLANDS: JUNE 30, 1982

[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	Agri- cul- tural	Resi- den- tial only	Agri- cul- tural	Resi- den- tial
State total ..	191,540	26,062	443	2,634	1,013	6,535
Hawaii	110,550	17,504	175	594	689	1,211
Maui	29,005	17	-	89	41	504
Molokai	26,199	7,576	263	117	150	297
Oahu	7,116	419	2	1,647	7	4,106
Kauai	18,670	546	3	187	126	417

Source: 'Aina Ho'opulapula. Department of Hawaiian Home Lands Annual Report, 1981-82, pp. 5, 6, 7, 10, and 12.

Table 178.-- STATE PUBLIC LAND INVENTORY, BY COUNTIES: SEPTEMBER 30, 1982

[In thousands of acres. These State Government owned lands exclude some land owned by the following State agencies: the Department of Hawaiian Home Lands, the Hawaii Housing Authority, the Department of Transportation, and the University of Hawaii.]

Type of document authorizing use	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
Total	1,199.9	57.1	152.8	853.0	136.9
General lease 1/	252.3	5.9	20.0	200.0	26.6
Revocable permit 2/	90.0	2.5	13.6	63.6	10.4
Executive order 3/	47.4	10.3	5.6	18.9	12.6
Executive order for forest reserves	106.5	0.3	3.7	98.2	4.2
Governor proclamation for forest reserves	624.5	32.3	104.1	408.4	79.7
Other parcels in use 4/ ..	2.1	0.5	0.7	0.8	0.2
Unencumbered 5/	77.2	5.4	5.1	63.3	3.3

1/ Long-term leases. Mostly agricultural and pasture land.

2/ Month-to-month leases. Mostly agricultural and pasture land.

3/ Used for State and County Government facilities such as parks, schools, harbors, airports, baseyards and office buildings.

4/ Parcels used by the public for which no document has been issued, such as roadways, school lots, cemeteries and walkways. Also includes unresearched encumbrances such as homestead leases.

5/ Parcels with no documents on them and not in use.

Source: Hawaii State Department of Land and Natural Resources, Land Management Division, records.