

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 Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 22,600 acres in 1969 to 28,100 in 1982; during the same 13-year span, agricultural land declined from 88,900 to 74,700 acres. For the State as a whole, the Land Use Commission has zoned 157,000 acres as "urban," 1,975,000 as "conservation," 1,970,000 as "agricultural," and 10,000 as "rural."

Recent data on land ownership indicate that the Federal government owns 8.3 percent of all land, the State and counties own 30.9 percent, and private owners (chiefly large estates) have 60.8 percent. Total Federal holdings reported by the General Services Administration in 1982 came to 701,000 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 186,000 acres, divided among 3,337 lessees. Total land parcels in the State number 391,000.

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 328,000 acres to 701,000.

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, and Land Use Commission, Honolulu Department of Finance, and Honolulu and Hawaii 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 7, 11, 8 and 24 of the Statistical Abstract of the United States: 1984.

Table 195. -- LAND OWNERSHIP AND USE: 1977

[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 196.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1981 AND 1982

Subject	Dec. 1981: Oahu total	Dec. 1982		
		Oahu total	Honolulu District	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses	370,444	373,498	51,645	321,853
Single family	25,194	25,622	8,304	17,318
Multi-family	2,452	2,489	1,094	1,395
Industrial	6,818	6,929	3,004	3,925
Commercial	4,316	4,409	1,764	2,645
Hotel	231	223	111	112
Agriculture	74,744	74,703	303	74,400
Usable vacant	38,248	37,596	3,175	34,421
Other	218,441	221,527	33,890	187,637
STRUCTURES BY YEAR BUILT				
All structures	139,671	141,249	63,076	78,173
Before 1930	8,810	8,516	6,503	2,013
1930 to 1939	10,230	10,104	6,401	3,703
1940 to 1949	16,787	16,555	9,407	7,148
1950 to 1959	31,172	31,085	15,043	16,042
1960 to 1969	41,794	41,725	15,837	25,888
1970 to 1979	28,125	28,295	8,247	20,048
1980 and later	2,589	3,540	1,051	2,489
Not reported	164	1,429	587	842
DWELLING UNITS BY TYPE				
All dwelling units	239,061	243,461	140,720	102,741
Single family and duplex	126,996	129,967	55,769	74,198
Low density multi-family	10,715	10,779	1,015	9,764
High density multi-family	101,350	102,715	83,936	18,779

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

Table 197.-- 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 198.-- LAND PARCELS, BY COUNTIES: 1983 AND 1984

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1983	385,432	200,394	45,173	118,266	21,599
1984	390,912	204,053	45,828	119,128	21,903

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

Table 199.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: MARCH 15, 1984

[Based on land use classifications used for real property assessment purposes. Data exclude public streets and highways and other areas not in parcels of record, and also parcels occupied by condominium structures]

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>	4,037,028	370,746	753,041	2,514,623	398,618
Improved residential ...	59,341	38,190	6,046	11,054	4,051
Apartment	6,261	2,650	1,136	1,880	595
Commercial	4,920	2,589	620	1,259	452
Industrial	16,865	7,504	1,736	6,251	1,374
Agricultural	1,944,437	137,108	408,789	1,194,870	203,670
Conservation	1,944,206	147,780	327,542	1,284,585	184,299
Hotel and resort	1,578	209	854	313	202
Unimproved residential .	59,421	34,716	6,319	14,410	3,976

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, 1983 Supplement.

2/ Because of excluded categories, these totals differ from figures for total area shown elsewhere in the Data Book.

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, printout dated March 15, 1984.

Table 200.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1984

[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	117,800	1,862,600	2,124,400	6,700
1969: August ...	4,111,500	140,163	2,009,087	1,955,875	6,375
1974: March	4,111,500	147,472	1,986,429	1,968,727	8,872
1975: February .	4,111,500	148,921	1,976,996	1,976,695	8,888
1977: January ..	4,111,500	149,263	1,976,996	1,976,327	8,914
1978: January ..	4,111,500	151,012	1,976,931	1,974,340	9,217
1979: January ..	4,111,500	151,929	1,976,106	1,974,230	9,235
1980: January ..	4,111,500	152,199	1,975,865	1,974,196	9,240
1981: January ..	4,111,500	154,319	1,975,836	1,972,104	9,241
1982: January ..	4,111,500	154,726	1,975,672	1,971,886	9,216
1983: January ..	4,112,388	156,413	1,975,473	1,971,279	9,223
1984: January ..	4,112,388	156,568	1,975,473	1,970,146	10,201

Footnotes and source follow next table.

Table 201.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1984

[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	4,112,388	156,568	1,975,473	1,970,146	10,201
Hawaii	2,573,400	36,181	1,309,132	1,227,468	619
Maui	465,800	16,667	193,679	251,702	3,752
Kahoolawe	28,800	-	28,800	-	-
Lanai	90,500	2,338	38,203	47,239	2,720
Molokai	165,800	2,498	49,768	111,657	1,877
Oahu	386,188	87,895	154,859	143,434	-
Kauai	353,900	10,989	198,732	142,946	1,233
Niihau	45,700	-	-	45,700	-
Kaula and Lehua	400	-	400	-	-
Other islands <u>3/</u>	1,900	-	1,900	-	-

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 Hawaiian Islands, from Nihoa to Kure Atoll, excluding Midway.

Source: Hawaii State Department of Planning and Economic Development, Land Use Commission, data supplied February 10, 1984.

Table 202.-- LAND OWNERSHIP, BY ISLANDS: SUMMER 1984

[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>	3,931,393	327,610	1,197,797	15,203	2,390,782
Percent	100.0	8.3	30.5	0.4	60.8
Hawaii	2,491,011	218,564	836,645	1,312	1,434,489
Maui	402,900	26,872	96,628	1,285	278,115
Kahoolawe	28,800	28,800	-	-	-
Molokini	19	19	-	-	-
Lanai	88,984	8	119	24	88,833
Molokai	170,083	133	47,462	248	122,240
Oahu	350,984	49,784	65,876	11,603	223,721
Kauai	351,394	3,174	150,810	730	196,679
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.

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

4/ Data exclude the Northwestern Hawaiian Islands (1,722 acres).

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

Table 203.-- 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	2,304,663	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 204.-- 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 205.-- ACRES IN HAWAII OWNED IN FEE BY SELECTED MAJOR LANDOWNERS: 1964 TO 1983

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

Landowner	1964	1981	1982	1983
Bernice P. Bishop Estate	369,700	341,546	341,512	341,379
Richard S. Smart (Parker Ranch) 1/	185,610	120,000	139,301	139,301
Castle and Cooke, Inc. 2/	154,759	150,198	149,976	149,681
C. Brewer and Company, Ltd.	145,147	98,604	96,700	95,100
Samuel M. Damon Estate	143,842	121,659	121,659	121,659
Alexander and Baldwin, Inc.	122,788	95,300	95,300	94,966

1/ The total size of the Parker Ranch in 1983, including leased land, was 220,000 acres.

2/ Mililani Town acreage included through 1981 but excluded thereafter.

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

Table 206.-- ACRES IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:
1964 AND 1983

Ownership	1964	1983
Land area of State <u>1/</u>	4,105,600	3,930,629
Owned by government	1,958,224	1,521,558
Owned privately	2,147,376	2,409,071
Six large owners <u>2/</u>	1,121,846	942,086
All others	1,025,530	1,466,985
Percent of total land area	100.0	100.0
Owned by government	47.7	38.7
Owned privately	52.3	61.3
Six large owners <u>2/</u>	27.3	24.0
All others	25.0	37.3
Percent of privately owned land	100.0	100.0
Six large owners	52.2	39.1
All others	47.8	60.9

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

2/ For names, see preceding table.

Source: Legislative Reference Bureau, Public Land Policy in Hawaii: Major Landowners, Report No. 3 (1967), p. 99; The State of Hawaii Data Book 1983, tables 172 and 175; preceding table.

Table 207.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1980 TO 1982

Subject	Sept. 30, 1980	Sept. 30, 1981 <u>1/</u>	Sept. 30, 1982 <u>2/</u>
OWNED			
Number of installations	308	310	310
Land area, total (acres)	693,381.8	690,752.7	700,653.7
Urban	88,493.3	88,433.9	88,568.5
Rural	604,888.5	602,318.8	612,085.2
Number of buildings	14,888	13,769	14,627
Cost, total (\$1,000) <u>3/</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	121,069.2
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 207.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1980 TO 1982 -- Con.

1/ Number of installations corrected from figure published in source and cited in Data Book 1983, table 176.

2/ Total, rural, and military acreage corrected from figures published in source and cited in Data Book 1983, table 176.

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 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). The 1981 and 1982 data were corrected by GSA on March 23, 1984.

Table 208.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1983

[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	Farm and ranch	Home- stead	Farm and ranch	Home- stead
State total ..	186,087	27,439	471	2,866	1,175	6,768
Hawaii	107,450	18,647	203	595	776	1,333
Maui	29,004	17	-	89	60	568
Molokai	25,637	7,788	263	117	173	317
Oahu	6,112	439	2	1,878	7	4,093
Kauai	17,884	548	3	187	159	457

Source: Department of Hawaiian Home Lands, 'Aina Ho'opulapula. Annual Report, 1982-83, pp. 13, 14, 15, 22, and 23.

Table 209.-- STATE PUBLIC LAND INVENTORY, BY COUNTIES: APRIL 30, 1984

[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	1,206.8	55.7	154.1	863.6	133.3
General lease <u>1/</u>	252.8	6.0	10.5	207.3	29.1
Revocable permit <u>2/</u>	99.0	3.1	22.8	63.0	10.1
Executive order <u>3/</u>	40.7	9.3	4.6	17.1	9.7
Executive order for forest reserves	110.1	6.5	33.5	66.5	3.6
Governor proclamation for forest reserves	628.6	22.5	74.9	453.6	77.1
Other parcels in use <u>4/</u> ..	3.5	1.7	0.2	1.5	0.1
Unencumbered <u>5/</u>	72.1	6.6	7.6	54.6	3.4

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.