

## 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, and cane land and industrial parks in Section 22.

Out of the 4,112,000 acres in the State, 1,300,000 are in cropland or pastureland. Other major categories include forestland, with 1,473,000 acres, urban and built-up, with 126,000, and miscellaneous nonfarm, with 852,000. On 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 159,000 acres as urban, 1,969,000 as conservation, 1,974,000 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 30.8 percent, and private owners (chiefly large estates) have 60.9 percent. Total Federal holdings reported by the General Services Administration in 1983 came to 691,000 acres, exclusive of leased land (52,000 acres); most of the Federal land was in wildlife, park and military use. The State Department of Hawaiian Home Lands holds about 188,000 acres, divided among 3,332 lessees. Total land parcels in the State as of 1985 numbered 398,000.

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 327,000 acres to 691,000.

Tabulations by 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 Department of General Planning 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, 8, 11 and 24 of the Statistical Abstract of the United States: 1985.

Table 171.-- LAND OWNERSHIP, COVER, OR USE AND TYPES OF WATER AREAS,  
BY COUNTIES: 1982

[1,000 acres]

Category	State total <u>1/</u>	City and County of Honolulu <u>1/</u>	Other counties		
			Hawaii	Kauai	Maui <u>2/</u>
Total area .....	4,141.3	397.2	2,582.5	403.0	758.6
Federal land .....	341.5	51.1	231.9	2.6	55.9
Nonfederal land .....	3,770.6	330.6	2,349.9	394.0	696.1
Rural land .....	3,609.6	268.0	2,288.7	379.0	673.9
Cropland .....	333.2	74.6	85.2	82.3	91.1
Pastureland .....	974.0	78.1	621.7	48.8	225.4
Rangeland .....	0.0	0.0	0.0	0.0	0.0
Forest land .....	1,473.5	104.3	891.7	230.7	246.8
Minor land cover/uses <u>3/</u> ..	828.9	11.0	690.1	17.2	110.6
Urban and built-up land .....	125.9	56.9	42.2	9.8	17.0
Rural transportation .....	22.8	4.7	10.3	3.1	4.7
Small water areas .....	12.3	1.0	8.7	2.1	0.5
Water bodies <u>4/</u> .....	2.2	0.5	1.3	0.3	0.1
Perennial streams <u>5/</u> .....	10.1	0.5	7.4	1.8	0.4
Census water <u>6/</u> .....	29.2	15.5	0.7	6.4	6.6

1/ Excludes the Northwestern Hawaiian Islands, legally part of the City and County of Honolulu.

2/ Includes Kalawao County.

3/ Includes farmsteads and ranch headquarters (State total, 3.5), other land in farms (5.6), mines, quarries, and pits (0.0), small built-up areas (2.2), and other rural lands (817.6, of which 687.7 were in Hawaii County).

4/ Includes a State total of 0.8 in bodies less than 2 acres and 1.4 in bodies of 2 to 40 acres.

5/ Includes a State total of 4.1 in streams less than 66 feet wide and 6.0 in streams 66 to 660 feet wide.

6/ Larger water bodies not included in land area totals, as measured by the Bureau of the Census (Pearl Harbor, Kaneohe Bay, etc.).

Source: U.S. Department of Agriculture, Soil Conservation Service, 1982 National Resources Inventory, tables 1c, 2c, 7c, and 8c for Hawaii (unpublished).

Table 172.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1981 AND 1982

Subject	Dec. 1981: Oahu total	Dec. 1982		
		Oahu total	Honolulu District	Rest of Oahu
<b>LAND USE (IN ACRES)</b>				
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
<b>STRUCTURES BY YEAR BUILT <u>1/</u></b>				
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
<b>DWELLING UNITS BY TYPE <u>1/</u></b>				
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

1/ Data exclude structures on military bases.

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

Table 173.-- LAND PARCELS, BY COUNTIES: 1984 AND 1985

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1984 .....	390,912	204,053	45,828	119,128	21,903
1985 .....	398,148	208,466	47,076	120,177	22,429

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

Table 174.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: MAY 2, 1985

[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]

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> .....	4,046,392	372,514	752,968	2,521,807	399,103
Improved residential ...	60,330	38,220	6,180	11,819	4,111
Apartment .....	5,902	2,398	1,115	1,802	587
Commercial .....	5,014	2,653	629	1,270	462
Industrial .....	19,936	10,419	1,751	6,356	1,410
Agricultural .....	1,947,193	135,949	407,482	1,199,468	204,294
Conservation .....	1,946,396	148,304	327,650	1,286,189	184,253
Hotel and resort .....	1,699	209	827	437	226
Unimproved residential .	59,922	34,363	7,334	14,467	3,758

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, printouts dated April 30, 1985 and May 2, 1985.

Table 175.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1985

[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
1985: January ..	4,112,388	158,620	1,969,351	1,974,236	10,181
ISLANDS: 1985					
Hawaii .....	2,573,400	37,182	1,303,016	1,232,583	619
Maui .....	465,800	16,667	193,679	251,717	3,737
Kahoolawe .....	28,800	-	28,800	-	-
Lanai .....	90,500	2,338	38,203	47,239	2,720
Molokai .....	165,800	2,503	49,768	111,657	1,872
Oahu .....	386,188	88,202	154,853	143,133	-
Kauai .....	353,900	11,728	198,732	142,207	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 January 28, 1985.

Table 176.-- LAND OWNERSHIP, BY ISLANDS: SPRING 1985

[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> ....	3,936,878	327,406	1,194,852	15,067	2,399,551
Percent .....	100.0	8.3	30.4	0.4	60.9
Hawaii .....	2,498,851	218,550	841,572	1,234	1,437,494
Maui .....	401,536	26,872	86,818	1,249	286,597
Kahoolawe .....	28,800	28,800	-	-	-
Molokini .....	19	19	-	-	-
Lanai .....	88,984	5	120	24	88,834
Molokai .....	170,026	133	47,462	248	122,182
Oahu .....	349,559	49,596	68,012	11,575	220,376
Kauai .....	351,886	3,175	150,612	737	197,363
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 177.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:  
1964, 1983, AND 1984

Ownership	1964	1983	1984
Land area of State (acres) <u>1/</u> .....	4,105,600	3,930,629	3,936,878
Owned by government .....	1,958,224	1,521,558	1,537,325
Owned privately .....	2,147,376	2,409,071	2,399,551
Six large owners <u>2/</u> .....	1,121,846	942,086	941,586
Bernice P. Bishop Estate .....	369,700	341,379	341,138
Richard S. Smart (Parker Ranch) <u>3/</u> .....	185,610	139,301	139,301
Castle and Cooke, Inc. ....	154,759	149,681	150,000
C. Brewer and Company, Ltd. ...	145,147	95,100	94,688
Samuel M. Damon Estate .....	143,842	121,659	121,659
Alexander and Baldwin, Inc. ...	122,788	94,966	94,800
All others .....	1,025,530	1,466,985	1,457,965
Percent of total land area .....	100.0	100.0	100.0
Owned by government .....	47.7	38.7	39.0
Owned privately .....	52.3	61.3	61.0
Six large owners .....	27.3	24.0	23.9
All others .....	25.0	37.3	37.0
Percent of privately owned land .....	100.0	100.0	100.0
Six large owners .....	52.2	39.1	39.2
All others .....	47.8	60.9	60.8

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

2/ Some of these figures are not exact accountings but are the landowners' best estimates.

3/ The total size of the Parker Ranch in 1984, including leased land, was 225,000 acres.

Source: Legislative Reference Bureau, Public Land Policy in Hawaii: Major Landowners, Report No. 3 (1967), p. 99; City and County of Honolulu, Department of Finance, Real Property Assessment Division, records; DPED survey of six landowners listed.

Table 178.-- REAL PROPERTY OWNED BY OR LEASED TO  
THE FEDERAL GOVERNMENT: 1981 TO 1983

Subject	Sept. 30, 1981 <u>1/</u>	Sept. 30, 1982 <u>2/</u>	Sept. 30, 1983
OWNED			
Number of installations .....	310	310	304
Land area, total (acres) .....	690,752.7	700,653.7	691,053.6
Urban .....	88,433.9	88,568.5	86,481.0
Rural .....	602,318.8	612,085.2	604,572.6
Number of buildings .....	13,769	14,627	15,032
Cost, total (\$1,000) <u>3/</u> .....	1,598,942	1,759,616	1,741,836
Land .....	76,379	76,879	46,839
Buildings .....	892,349	998,906	1,032,470
Structures and facilities .....	630,214	683,831	662,527
Predominant usage (acres):			
Agriculture and grazing .....	-	-	-
Forest and wildlife .....	255,620.2	255,620.2	255,620.2
Parks and historic sites .....	229,172.5	238,832.1	238,854.3
Power development and distribution	-	-	-
Reclamation and irrigation .....	-	-	-
Office building locations .....	53.3	54.8	53.7
Military, excluding airfields ....	119,036.0	121,069.2	110,023.8
Airfields .....	6,224.1	6,224.1	6,136.8
Harbor and port facilities .....	23.6	23.6	23.6
Flood control and navigation .....	1,460.9	1,457.5	1,457.5
Vacant .....	3.0	3.0	3.0
Institutional .....	359.5	358.0	358.0
Housing .....	84.2	84.2	84.2
Storage .....	836.0	833.1	833.1
Industrial .....	2,261.6	2,387.9	1,978.7
Research and development .....	7.7	7.7	2.5
Other land .....	75,610.1	73,698.3	75,624.2
LEASED			
Number of leases .....	237	275	294
Land area, total (acres) .....	50,064.4	50,527.7	51,852.3
Urban .....	147.2	219.6	209.5
Rural .....	49,917.2	50,308.1	51,642.8
Number of building locations .....	152	163	179
Floor area of buildings (sq. ft.) ..	299,771	308,839	318,446
Annual rental (\$1,000) .....	1,675	1,882	2,398

Footnote and source on next page.



Table 178.-- REAL PROPERTY OWNED BY OR LEASED TO  
THE FEDERAL GOVERNMENT: 1981 TO 1983 -- 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 179.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND  
APPLICANTS, BY ISLANDS: JUNE 30, 1984

[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 ..	187,597	27,439	475	2,857	1,453	7,050
Hawaii .....	107,981	18,647	207	591	1,004	1,412
Mauai .....	28,995	17	-	89	72	579
Molokai .....	25,401	7,788	263	115	195	334
Oahu .....	6,651	439	2	1,874	7	4,251
Kauai .....	18,569	548	3	188	175	474

Source: Hawaii State Department of Hawaiian Home Lands, 'Aina Ho'opulapula. 1983-'84 Annual Report.

Table 180.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,  
BY COUNTIES: JULY 1985

[In thousands of acres. Excludes highways and roads.]

Type of document	State total	City and County of Honolulu	County of Hawaii	County of Kauai	County of Maui
All types .....	1,399.3	64.2	973.0	153.9	208.2
Public lands .....	414.6	15.8	320.0	38.4	40.4
General lease <u>1/</u> .....	236.8	5.9	198.2	23.3	9.6
Revocable permit <u>2/</u> ....	99.4	2.2	63.0	12.0	22.3
Unencumbered lands <u>3/</u> ...	78.0	7.7	58.7	3.1	8.5
Lands set aside to other government agencies ....	792.0	41.9	545.6	97.0	107.5
Executive order .....	230.8	12.7	184.7	24.0	9.4
Governor's proclamation	561.2	29.2	360.9	73.0	98.1
Dept. of Hawaiian Home Lands .....	189.8	4.8	106.8	18.0	60.1
University of Hawaii .....	1.7	0.7	0.5	0.4	0.1
Hawaii Housing Authority .	1.3	1.0	0.1	0.0	0.1

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

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

3/ Parcels with no documents and not in use.

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