

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, 333,000 are in cropland and 974,000 in 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 28,400 in 1985; during the same 16-year span, agricultural land declined from 88,900 to 77,200 acres. For the State as a whole, the Land Use Commission has zoned 163,000 acres as urban, 1,969,000 as conservation, 1,970,000 as agricultural, and 10,000 as rural.

Recent data on land ownership indicate that the Federal government owns 8.4 percent of all land, the State and counties own 29.7 percent, and private owners (chiefly large estates) have 61.9 percent. Total Federal holdings reported by the General Services Administration in 1984 came to 684,000 acres, exclusive of leased land (51,000 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 4,346 lessees. Total land parcels in the State as of 1986 numbered 404,000.

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 330,000 acres to 684,000.

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, 24, and 25 of the Statistical Abstract of the United States: 1986.

Table 188.-- 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 189.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1982 AND 1985

Subject	Dec. 1982: Oahu total	Dec. 1985		
		Oahu total	Honolulu District	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses	373,498	375,408	53,916	321,492
Single family	25,622	25,837	8,386	17,451
Multi-family	2,489	2,555	1,101	1,454
Industrial	6,929	10,000	4,229	5,771
Commercial	4,409	4,340	1,750	2,590
Hotel	223	223	111	112
Agriculture	74,703	77,240	308	76,932
Usable vacant	37,596	36,573	2,938	33,635
Other	221,527	218,642	35,093	183,549
STRUCTURES BY YEAR BUILT <u>1/</u>				
All structures	141,249	146,192	63,613	82,579
Before 1930	8,516	8,199	6,258	1,941
1930 to 1939	10,104	9,744	6,191	3,553
1940 to 1949	16,555	16,137	9,208	6,929
1950 to 1959	31,085	30,764	14,847	15,917
1960 to 1969	41,725	41,619	15,775	25,844
1970 to 1979	28,295	28,296	8,226	20,070
1980 and later	3,540	11,363	3,047	8,316
Not reported	1,429	70	61	9
DWELLING UNITS BY TYPE <u>1/</u>				
All dwelling units	243,461	253,661	145,171	108,490
Single family and duplex	129,967	135,102	56,625	78,477
Low density multi-family	10,779	11,669	1,015	10,654
High density multi-family	102,715	106,890	87,531	19,359

1/ Data exclude structures on military bases.

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

Table 190.-- LAND PARCELS, BY COUNTIES: 1985 AND 1986

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1985	398,148	208,466	47,076	120,177	22,429
1986	404,018	212,868	47,321	121,349	22,480

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

Table 191.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: MAY 7, 1986

[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>	4,042,324	373,057	751,475	2,518,860	398,932
Improved residential ...	61,326	38,808	6,206	12,141	4,171
Apartment	5,636	2,374	1,053	1,635	574
Commercial	5,193	2,714	736	1,260	483
Industrial	19,670	10,180	1,776	6,428	1,286
Agricultural	1,943,114	136,016	407,223	1,195,687	204,188
Conservation	1,946,528	148,482	327,780	1,286,240	184,026
Hotel and resort	1,745	199	785	521	240
Unimproved residential .	59,115	34,286	5,917	14,948	3,964

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 May 7, 1986.

Table 192.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1986

[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
1986: January ..	4,112,388	163,211	1,968,804	1,970,189	10,184
ISLANDS: 1986					
Hawaii	2,573,400	39,801	1,302,480	1,230,500	619
Maui	465,800	17,100	193,679	251,281	3,740
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	89,497	154,842	141,849	-
Kauai	353,900	11,972	198,732	141,963	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, 1982 Supplement, 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 24, 1986.

Table 193 .-- LAND OWNERSHIP OR TENURE: 1965 TO 1986

[1,000 acres. Government kind leased to private users is included with privately owned land]

Year	All land <u>1/</u>	Owned by government <u>2/</u>			Privately owned land
		Federal	State	Counties	
1965	4,105.6	310.1	895.2	15.0	2,885.4
1970	4,112.3	309.2	835.3	12.1	2,955.6
1983	3,930.6	328.4	1,178.0	15.2	2,409.1
1984	3,931.4	327.6	1,197.8	15.2	2,390.8
1985	3,936.9	327.4	1,194.9	15.1	2,399.6
1986	3,934.2	329.9	1,152.6	15.2	2,436.5

1/ Because of the omission of public thoroughfares and for other reasons, totals 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.

Source: Real property tax records; tabulations in The State of Hawaii Data Book for 1970 (p.38), 1971 (p.55), 1983 (p.192), 1984 (p.225), 1985 (p.190), and 1986 (following table).

Table 194.-- LAND OWNERSHIP OR TENURE, BY ISLANDS: SUMMER 1986

[In acres. Government land leased to private users is included with privately owned land]

Island	All land <u>1/</u>	Land owned by government <u>2/</u>			Privately owned land
		Federal	State	Counties	
State total <u>3/</u>	3,934,165	329,908	1,152,595	15,210	2,436,452
Percent	100.0	8.4	29.3	0.4	61.9
Hawaii	2,495,915	221,851	786,115	1,260	1,486,689
Mauai	401,508	26,872	98,820	1,304	274,511
Kahoolawe	28,800	28,800	-	-	-
Molokini	19	19	-	-	-
Lanai	88,984	5	122	24	88,833
Molokai	169,904	133	47,149	250	122,372
Oahu	350,103	48,798	69,086	11,673	220,546
Kauai	351,715	3,173	151,048	698	196,796
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/ Data exclude the Northwestern Hawaiian Islands (1,722 acres).

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, records. Tabulation by State Department of Planning and Economic Development.

Table 195.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:
1964, 1984, AND 1985

Ownership	1964	1984	1985 <u>1/</u>
Land area of State (acres) <u>2/</u>	4,105,600	3,931,393	3,936,878
Owned by government	1,958,224	1,540,611	1,537,327
Owned privately	2,147,376	2,390,782	2,399,551
Six large owners <u>3/</u>	1,121,846	941,586	941,850
Bernice P. Bishop Estate	369,700	341,138	340,690
Richard S. Smart (Parker Ranch) <u>4/</u>	185,610	139,301	139,301
Castle and Cooke, Inc.	154,759	150,000	149,700
C. Brewer and Company, Ltd. ...	145,147	94,688	95,800
Samuel M. Damon Estate	143,842	121,659	121,659
Alexander and Baldwin, Inc. ...	122,788	94,800	94,700
All others	1,025,530	1,449,196	1,457,701
Percent of total land area	100.0	100.0	100.0
Owned by government	47.7	39.2	39.0
Owned privately	52.3	60.8	61.0
Six large owners	27.3	24.0	23.9
All others	25.0	36.9	37.0
Percent of privately owned land	100.0	100.0	100.0
Six large owners	52.2	39.4	39.3
All others	47.8	60.6	60.7

1/ State total, government total, and private total as of spring 1985; Bishop Estate as of June 30; other large owners as of December 31.

2/ 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.

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

4/ The total size of the Parker Ranch in 1985, 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 196.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1983 TO 1985

Subject	Sept. 30, 1983	Sept. 30, 1984 <u>1/</u>	Sept. 30, 1985
OWNED			
Number of installations	304	(NA)	312
Land area, total (acres)	691,053.6	683,716.2	711,699.7
Urban	86,481.0	(NA)	91,112.4
Rural	604,572.6	(NA)	620,587.3
Number of buildings	15,032	(NA)	15,665
Cost, total (\$1,000) <u>2/</u>	1,741,836	(NA)	2,208,937
Land	46,839	(NA)	221,002
Buildings	1,032,470	(NA)	1,235,490
Structures and facilities	662,527	(NA)	752,445
Predominant usage (acres):			
Agriculture and grazing	-	(NA)	-
Forest and wildlife	255,620.2	(NA)	255,650.0
Parks and historic sites	238,854.3	(NA)	245,110.1
Power development and distribution	-	(NA)	-
Reclamation and irrigation	-	(NA)	-
Office building locations	53.7	(NA)	52.7
Military, excluding airfields	110,023.8	(NA)	113,103.0
Airfields	6,136.8	(NA)	10,689.6
Harbor and port facilities	23.6	(NA)	23.6
Flood control and navigation	1,457.5	(NA)	1,424.2
Vacant	3.0	(NA)	3.0
Institutional	358.0	(NA)	358.0
Housing	84.2	(NA)	87.4
Storage	833.1	(NA)	926.1
Industrial	1,978.7	(NA)	9,881.4
Research and development	2.5	(NA)	8.0
Other land	75,624.2	(NA)	74,382.6
LEASED			
Number of leases	294	321	289
Land area, total (acres)	51,852.3	50,705.6	9,624.5
Urban	209.5	244.0	396.9
Rural	51,642.8	50,461.6	9,227.6
Number of building locations	179	219	186
Floor area of buildings (sq. ft.) ..	318,446	430,196	425,863
Annual rental (\$1,000)	2,398	2,781	2,795

Footnote and source on next page.

Table 196.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1983 TO 1985 -- Con.

NA Not available.

1/ Total acreage owned corrected from figures published in source. Other 1984 statistics on Federally-owned property reported in the source likewise contained serious errors but were not corrected, and hence are omitted from this table.

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

Source: U.S. 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 1984 data were corrected by GSA on May 23, 1986.

Table 197.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND
APPLICANTS, BY ISLANDS: JUNE 30, 1985

[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	29,539	797	3,549	1,584	6,923
Hawaii	107,981	19,635	359	742	1,101	1,391
Maui	28,995	41	-	184	145	526
Molokai	25,401	8,598	392	289	178	190
Oahu	6,651	486	2	2,111	7	4,344
Kauai	18,569	779	44	223	153	472

Source: Hawaii State Department of Hawaiian Home Lands, 'Aina Ho'opulapula. Annual Report, FY 1985.

Table 198.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,
BY COUNTIES: JULY 1986

[In thousands of acres]

Type of document	State total	City and County of Honolulu	County of Hawaii	County of Kauai	County of Maui
All types	1,413.9	67.7	979.6	155.3	211.4
Public lands	435.9	15.2	343.4	38.4	38.9
General lease 1/	228.7	5.9	189.5	23.5	9.6
Revocable permit 2/	100.6	2.4	64.0	11.9	22.3
Unencumbered lands 3/...	106.6	6.8	89.9	3.0	6.9
Lands set aside to other government agencies	767.4	42.3	519.9	96.1	109.2
Executive order	224.3	13.1	169.4	23.8	17.9
Governor's proclamation	543.2	29.2	350.4	72.3	91.3
Dept. of Hawaiian Home Lands	192.1	4.8	108.0	19.2	60.2
University of Hawaii	1.7	0.7	0.5	0.4	0.1
Hawaii Housing Authority .	1.5	1.2	0.1	0.0	0.1
Highways and roads	15.3	3.5	7.7	1.2	2.9

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.