

## 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, military land in Section 10, 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 28,800 in 1986; during the same 17-year span, agricultural land declined from 88,900 to 77,100 acres. For the State as a whole, the Land Use Commission has zoned 165,000 acres as urban, 1,968,000 as conservation, 1,969,000 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 1985 came to 712,000 acres, exclusive of leased land (9,600 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 1987 numbered 409,000.

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 712,000.

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 Business 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 6, 7, 10, 23, and 24 of the Statistical Abstract of the United States: 1987.

Table 195.-- 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 196.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1985 AND 1986

Subject	Dec. 1985: Oahu total	Dec. 1986		
		Oahu total	Honolulu District	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses .....	375,408	375,647	54,144	321,503
Single family .....	25,837	26,153	8,423	17,729
Multi-family .....	2,555	2,645	1,103	1,541
Industrial .....	10,000	10,370	4,234	6,136
Commercial .....	4,340	4,330	1,777	2,553
Hotel .....	223	300	128	172
Agriculture .....	77,240	77,087	308	76,780
Usable vacant .....	36,573	36,385	2,903	33,483
Other .....	218,642	218,376	35,268	183,108
STRUCTURES BY YEAR BUILT <u>1/</u>				
All structures .....	146,192	147,761	63,799	83,962
Before 1930 .....	8,269	8,102	6,185	1,917
1930 to 1939 .....	9,744	9,622	6,117	3,505
1940 to 1949 .....	16,137	16,007	9,129	6,878
1950 to 1959 .....	30,764	30,649	14,789	15,860
1960 to 1969 .....	41,619	41,572	15,747	25,825
1970 to 1979 .....	28,296	28,282	8,217	20,065
1980 and later .....	11,363	13,527	3,615	9,912
DWELLING UNITS BY TYPE <u>1/</u>				
All dwelling units .....	253,661	257,485	146,062	111,423
Single family and duplex .....	135,102	136,529	56,860	79,669
Low density multi-family .....	11,669	13,466	1,015	12,451
High density multi-family .....	106,890	107,490	88,187	19,303

1/ Data exclude structures on military bases.

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

Table 197.-- LAND PARCELS, BY COUNTIES: 1985 TO 1987

[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
1987 .....	409,069	215,207	48,568	122,180	23,114

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

Table 198.-- CEMETERIES, CHURCHES, HOSPITALS, AND SCHOOLS, BY COUNTIES: 1987

[Privately-owned parcels exempt from real property taxes]

Category	State total	Honolulu	Maui	Hawaii	Kauai
Cemeteries .....	134	49	33	44	8
Churches .....	1,371	759	203	275	134
Hospitals .....	75	62	10	-	3
Schools .....	129	95	5	26	3

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates & Exemptions, 1987-1988 Tax Year, State of Hawaii (July 1987), p. 6.

Table 199.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: JULY 1, 1987

[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> .....	4,040,157	372,837	748,606	2,520,205	398,509
Improved residential ...	61,537	38,708	6,417	12,209	4,203
Apartment .....	5,696	2,472	1,052	1,604	568
Commercial .....	5,373	2,826	814	1,256	477
Industrial .....	19,938	10,316	1,770	6,550	1,302
Agricultural .....	1,939,702	135,598	404,283	1,196,373	203,448
Conservation .....	1,948,658	150,113	328,120	1,286,449	183,976
Hotel and resort .....	2,274	510	869	520	375
Unimproved residential .	56,979	32,294	5,280	15,245	4,160

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, 1985 Replacement.

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, records.

Table 200.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1987

[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
1987: January ..	4,112,388	165,165	1,967,638	1,969,401	10,184
ISLANDS: 1987					
Hawaii .....	2,573,400	40,928	1,301,353	1,230,500	619
Maui .....	465,800	17,104	193,679	251,277	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	90,320	154,803	141,065	-
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, 1985 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 5, 1987.

Table 201.-- LAND OWNERSHIP OR TENURE: 1965 TO 1987

[1,000 acres. Government land 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
1987 .....	3,930.1	279.6	1,121.6	13.6	2,515.4

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), 1986 (p. 200), and 1987 (following table).

Table 202.-- LAND OWNERSHIP OR TENURE, BY ISLANDS: FALL 1987

[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> ....	3,930,143	279,558	1,121,632	13,561	2,515,393
Percent .....	100.0	7.1	28.5	0.3	64.0
Hawaii .....	2,497,177	171,425	754,866	1,274	1,569,612
Maui .....	398,560	26,872	98,817	1,309	271,562
Kahoolawe .....	28,800	28,800	-	-	-
Molokini .....	19	19	-	-	-
Lanai .....	88,986	5	124	14	88,843
Molokai .....	169,566	133	47,135	246	122,052
Oahu .....	349,767	48,873	69,554	10,128	221,212
Kauai .....	350,050	3,174	150,881	590	195,406
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 Business and Economic Development.



Table 203.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:  
1984, 1985, AND 1986

Ownership	1984	1985	1986
Land area of State (acres) <u>1/</u> .....	3,931,393	3,936,878	3,934,165
Owned by government <u>1/</u> .....	1,540,611	1,537,327	1,497,713
Owned privately <u>1/</u> .....	2,390,782	2,399,551	2,436,452
Six large owners <u>2/</u> .....	941,586	941,850	938,422
Bernice P. Bishop Estate <u>3/</u> ...	341,138	340,690	340,771
Richard S. Smart (Parker Ranch) <u>4/</u> .....	139,301	139,301	139,301
Castle and Cooke, Inc. <u>5/</u> .....	150,000	149,700	149,400
C. Brewer and Company, Ltd. <u>5/</u>	94,688	95,800	92,591
Samuel M. Damon Estate <u>5/</u> .....	121,659	121,659	121,659
Alexander and Baldwin, Inc. <u>5/</u>	94,800	94,700	94,700
All others .....	1,449,196	1,457,701	1,498,030
Percent of total land area .....	100.0	100.0	100.0
Owned by government .....	39.2	39.0	38.1
Owned privately .....	60.8	61.0	61.9
Six large owners .....	24.0	23.9	23.9
All others .....	36.9	37.0	38.1
Percent of privately owned land .....	100.0	100.0	100.0
Six large owners .....	39.4	39.3	38.5
All others .....	60.6	60.7	61.5

1/ As of Summer 1984, Spring 1985, and Summer 1986. Because of the omission of public thoroughfares and for other reasons, the State total 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. For earlier years (1964 and 1979-1983), see Data Book 1981, table 142, and Data Book 1984, table 205.

3/ As of June 30.

4/ As of December 31. The total size of the Parker Ranch, including leased land, was 225,000 acres during this period.

5/ As of December 31.

Source: State total, government total, and private total from The State of Hawaii Data Book 1986, table 193; six large owners from DBED survey of those owners; all other owners calculated as a residual.

Table 204.-- 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 204.-- 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 205.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1986

[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		Homestead		Applicant waiting list	
	Total	In home- stead use	Agri- cultural and pastoral	Resi- dential	Agri- cultural and pastoral	Resi- dential
State total ..	187,597	32,528	1,166	4,599	3,915	8,126
Hawaii .....	107,981	20,943	536	1,027	2,014	1,940
Maui .....	28,995	541	68	492	827	839
Molokai .....	25,401	9,294	448	302	342	378
Oahu .....	6,651	921	66	2,372	211	4,416
Kauai .....	18,569	829	48	406	521	553

Source: Hawaii State Department of Hawaiian Home Lands, 'Aina Ho'opulapula. Annual Report, FY 1986, pp. 19-21 and 24.

Table 206.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,  
BY COUNTIES: JULY 1987

[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 .....	1,413.5	67.8	979.3	155.3	211.2
Public lands .....	445.7	15.2	353.5	38.3	38.6
General lease 1/ .....	225.5	4.7	188.9	23.1	8.8
Revocable permit 2/ ....	110.4	2.8	73.5	11.9	22.1
Unencumbered lands 3/...	109.8	7.7	91.1	3.3	7.7
Lands set aside to other government agencies ....	757.2	42.3	509.6	96.1	109.3
Executive order .....	231.7	13.1	169.3	23.8	25.5
Governor's proclamation	525.5	29.2	340.3	72.3	83.8
Dept. of Hawaiian Home Lands .....	192.0	4.9	107.9	19.0	60.2
University of Hawaii .....	1.8	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.