

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 1987; during the same 18-year span, agricultural land declined from 88,900 to 76,800 acres. For the State as a whole, the Land Use Commission has zoned 166,000 acres as urban, 1,967,000 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 29.8 percent, and private owners (chiefly large estates) have 61.8 percent. Total Federal holdings reported by the General Services Administration in 1986 came to 687,000 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 187,000 acres, divided among 5,800 lessees. Total land parcels in the State as of 1988 numbered 413,000.

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 338,000 acres to 687,000.

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: 1988.

Table 180.-- 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 181.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1986 AND 1987

Subject	Dec. 1986: Oahu total	December 1987		
		Oahu total	Honolulu district	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses	375,647	375,476	53,941	321,534
Single family	26,153	26,182	8,460	17,722
Multi-family	2,645	2,633	1,108	1,525
Industrial	10,370	10,326	4,218	6,108
Commercial	4,330	4,383	1,812	2,571
Hotel	300	301	129	172
Agriculture	77,087	76,842	308	76,534
Usable vacant	36,385	36,684	2,943	33,740
Other	218,376	218,125	34,964	183,161
STRUCTURES BY YEAR BUILT <u>1/</u>				
All structures	147,761	149,086	63,929	85,157
Before 1930	8,102	7,951	6,052	1,899
1930 to 1939	9,622	9,482	6,006	3,476
1940 to 1949	16,007	15,834	9,028	6,806
1950 to 1959	30,649	30,543	14,730	15,813
1960 to 1969	41,572	41,513	15,721	25,792
1970 to 1979	28,282	28,253	8,205	20,048
1980 and later	13,527	15,510	4,187	11,323
DWELLING UNITS BY TYPE <u>1/</u>				
All dwelling units	257,485	258,823	146,162	112,661
Single family and duplex	136,529	137,892	57,020	80,872
Low density multi-family	13,466	13,482	1,015	12,467
High density multi-family	107,490	107,449	88,127	19,322

1/ Data exclude structures on military bases.

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

Table 182.-- LAND PARCELS, BY COUNTIES: 1985 TO 1988

[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
1988	412,862	217,971	48,863	122,788	23,240

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates, & Exemptions, State of Hawaii (annual).

Table 183.-- CEMETERIES, CHURCHES, HOSPITALS, AND SCHOOLS, BY COUNTIES: 1988

[Privately-owned parcels exempt from real property taxes]

Category	State total	Honolulu	Maui	Hawaii	Kauai
Cemeteries	126	48	27	44	7
Churches	1,387	771	208	273	135
Hospitals	74	59	12	-	3
Schools	129	92	5	29	3

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates & Exemptions, 1988-1989 Tax Year, State of Hawaii (July 1988), p. 6.

Table 184.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: MAY-JUNE 1988

[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. For unknown reasons, totals in this table differ significantly from the corresponding 1987 figures in Data Book 1987, table 199]

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>	4,143,748	426,106	799,122	2,520,011	398,509
Improved residential ...	123,744	92,932	14,318	12,252	4,243
Apartment	5,757	2,384	1,065	1,737	571
Commercial	5,483	2,823	842	1,271	547
Industrial	20,027	10,365	1,789	6,568	1,304
Agricultural	1,979,956	135,414	445,961	1,195,846	202,736
Conservation	1,947,237	149,492	328,967	1,284,787	183,991
Hotel and resort	2,932	511	1,104	554	764
Unimproved residential .	58,613	32,186	5,076	16,997	4,354

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 185.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1988

[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
UNADJUSTED <u>3/</u>					
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
1988: January ..	4,112,388	166,507	1,967,168	1,968,524	10,189
ADJUSTED <u>3/</u>					
1988: January ..	4,112,388	165,607	1,967,247	1,969,345	10,189

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/ For changes in classification resulting from court decisions on past Commission actions (A76-420, Department of Planning and Economic Development; A76-421, West Beach Development; A78-444, Lear Siegler, et al.; A79-469, MSM Associates.

Source: Hawaii State Department of Business and Economic Development, Land Use Commission, records.

Table 186 -- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1988

[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
UNADJUSTED <u>3/</u>					
State total	4,112,388	166,507	1,967,168	1,968,524	10,189
Hawaii	2,573,400	41,846	1,300,883	1,230,052	619
Maui	465,800	17,109	193,679	251,267	3,745
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	12,391	198,732	141,544	1,233
Niihau	45,700	-	-	45,700	-
Kaula and Lehua	400	-	400	-	-
Other islands <u>4/</u>	1,900	-	1,900	-	-
ADJUSTED <u>3/</u>					
State total	4,112,388	165,607	1,967,247	1,969,345	10,189
Hawaii	2,573,400	41,846	1,300,883	1,230,052	619
Maui	465,800	17,109	193,679	251,267	3,745
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	89,420	154,882	141,886	-
Kauai	353,900	12,391	198,732	141,544	1,233
Niihau	45,700	-	-	45,700	-
Kaula and Lehua	400	-	400	-	-
Other islands <u>4/</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.

2/ For definitions, see Hawaii Revised Statutes, 1985 Replacement, Section 205-2.

3/ For changes in classification resulting from court decisions on past Commission actions (see preceding table, footnote 3).

4/ The Northwestern Hawaiian Islands, from Nihoa to Kure Atoll, excluding Midway.

Source: Hawaii State Department of Business and Economic Development, Land Use Commission, records.

Table 187.-- LAND OWNERSHIP OR TENURE: 1965 TO 1988

[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
1988	4,035.6	338.0	1,188.2	14.9	2,494.4

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), 1987 (p. 204), and 1988 (following table).

Table 188.-- LAND OWNERSHIP OR TENURE, BY ISLANDS: FALL 1988

[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> ..	4,035,601	338,035	1,188,242	14,898	2,494,426
Percent	100.0	8.4	29.4	0.4	61.8
Hawaii	2,497,055	229,848	817,391	1,278	1,448,537
Maui	448,170	26,875	102,345	1,568	317,381
Kahoolawe	28,800	28,800	-	-	-
Molokini	19	19	-	-	-
Lanai	88,985	5	124	14	88,843
Molokai	170,910	211	47,601	265	122,831
Oahu	403,154	48,861	69,541	11,162	273,590
Kauai	351,292	3,158	150,984	610	196,540
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 189.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:
1985, 1986, AND 1987

Ownership	1985	1986 ^{1/}	1987
Land area of State (acres) ^{2/}	3,936,878	3,934,165	3,930,143
Owned by government ^{2/}	1,537,327	1,497,713	1,414,750
Owned privately ^{2/}	2,399,551	2,436,452	2,515,393
Six large owners ^{3/}	941,850	938,362	935,560
Bernice P. Bishop Estate ^{4/} ...	340,690	340,771	340,454
Richard S. Smart (Parker Ranch) ^{5/}	139,301	139,301	139,301
Castle and Cooke, Inc. ^{6/}	149,700	149,400	148,580
C. Brewer and Company, Ltd. ^{6/}	95,800	92,591	91,501
Samuel M. Damon Estate ^{6/}	121,659	121,599	121,599
Alexander and Baldwin, Inc. ^{6/}	94,700	94,700	94,125
All others	1,457,701	1,498,090	1,579,833
Percent of total land area	100.0	100.0	100.0
Owned by government	39.0	38.1	36.0
Owned privately	61.0	61.9	64.0
Six large owners	23.9	23.9	23.8
All others	37.0	38.1	40.2
Percent of privately owned land	100.0	100.0	100.0
Six large owners	39.3	38.5	37.2
All others	60.7	61.5	62.8

^{1/} Revised from Data Book 1987, table 203.

^{2/} As of Spring 1985, Summer 1986, and Fall 1987. 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.

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

^{4/} As of June 30.

^{5/} As of December 31. The total size of the Parker Ranch, including leased land, was 225,000 acres during this period.

^{6/} As of December 31.

Source: State total, government total, and private total from The State of Hawaii Data Book 1987, table 201; six large owners from DBED survey of those owners; all other owners calculated as a residual.

Table 190.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1984 TO 1986

Subject	Sept. 30, 1984 <u>1/</u>	Sept. 30, 1985	Sept. 30, 1986
OWNED			
Number of installations	(NA)	312	311
Land area, total (acres)	683,716.2	711,699.7	687,041.5
Urban	(NA)	91,112.4	61,673.1
Rural	(NA)	620,587.3	625,368.4
Number of buildings	(NA)	15,665	15,651
Cost, total (\$1,000) <u>2/</u>	(NA)	2,208,937	2,240,010
Land	(NA)	221,002	170,266
Buildings	(NA)	1,235,490	1,282,653
Structures and facilities	(NA)	752,445	787,091
Predominant usage (acres):			
Agriculture and grazing	(NA)	-	-
Forest and wildlife	(NA)	255,650.0	267,189.5
Parks and historic sites	(NA)	245,110.1	245,110.1
Power development and distribution	(NA)	-	-
Reclamation and irrigation	(NA)	-	-
Office building locations	(NA)	52.7	54.9
Military, excluding airfields	(NA)	113,103.0	112,671.6
Airfields	(NA)	10,689.6	10,420.4
Harbor and port facilities	(NA)	23.6	23.6
Flood control and navigation	(NA)	1,424.2	1,424.2
Vacant	(NA)	3.0	3.0
Institutional	(NA)	358.0	358.0
Housing	(NA)	87.4	87.4
Storage	(NA)	926.1	926.1
Industrial	(NA)	9,881.4	9,173.0
Research and development	(NA)	8.0	8.0
Other land	(NA)	74,382.6	39,591.7
LEASED			
Number of leases	321	289	303
Land area, total (acres)	50,705.6	9,624.5	9,420.5
Urban	244.0	396.9	313.2
Rural	50,461.6	9,227.6	9,107.3
Number of building locations	219	186	187
Floor area of buildings (sq. ft.) ..	430,196	425,863	426,642
Annual rental (\$1,000)	2,781	2,795	3,079

Footnote and source on next page.

Table 190.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1984 TO 1986 -- 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 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 191.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND
APPLICANTS, BY ISLANDS: JUNE 30, 1987

[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 leases		Applicant waiting list	
	Total	In home- stead use	Agri- cultural and pastoral	Resi- dential	Agri- cultural and pastoral	Resi- dential
State total ..	187,413	32,713	1,195	4,608	5,932	9,970
Hawaii	107,883	20,943	534	1,024	2,846	2,672
Maui	28,995	541	68	492	1,498	1,533
Molokai	25,366	9,477	480	320	438	457
Oahu	6,600	921	66	2,366	381	4,526
Kauai	18,569	831	47	406	769	782

Source: Hawaii State Department of Hawaiian Home Lands, 'Aina Ho'opulapula. Annual Report, 1987, pp. 10, 11, and 17.

Table 192.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,
BY COUNTIES: MARCH 10, 1988

[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	1,414.7	67.9	980.1	155.4	211.4
Public lands	422.8	15.3	326.9	38.2	42.5
General lease 1/	226.5	4.7	186.6	23.2	11.9
Revocable permit 2/	111.2	2.8	73.9	12.0	22.5
Unencumbered lands 3/...	85.1	7.7	66.4	2.9	8.1
Lands set aside to other government agencies	780.8	42.3	536.4	96.5	105.6
Executive order	258.3	13.1	196.1	23.9	25.2
Governor's proclamation	522.5	29.2	340.3	72.7	80.4
Dept. of Hawaiian Home Lands	191.9	4.9	107.8	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	15.9	3.5	8.2	1.2	2.9

1/ Long-term leases. Mostly agricultural and pasture land. Includes land covered by water licenses not set aside to other government agencies.

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

3/ Parcels with no documents and not in use.

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