

## 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 in 1982, 333,000 were in cropland and 974,000 in pastureland. Other major categories included 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 29,100 in 1988; during the same 19-year span, agricultural land declined from 88,900 to 75,700 acres. For the State as a whole, the Land Use Commission has zoned 167,000 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 1987 came to 674,000 acres, exclusive of leased land (9,400 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 1989 numbered 418,000.

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 674,000.

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: 1989.

Table 170.-- 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 171.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1987 AND 1988

Subject	Dec. 1987: Oahu total	December 1988		
		Oahu total	Honolulu district	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses .....	375,476	375,426	54,151	321,275
Single family .....	26,182	26,439	8,441	17,998
Multi-family .....	2,633	2,693	1,114	1,579
Industrial .....	10,326	10,665	3,889	6,777
Commercial .....	4,383	4,380	1,779	2,601
Hotel .....	301	301	129	172
Agriculture .....	76,842	75,737	302	75,436
Usable vacant .....	36,684	36,532	2,771	33,761
Other .....	218,125	218,677	35,726	182,951
STRUCTURES BY YEAR BUILT <u>1/</u>				
All structures .....	149,086	150,220	63,777	86,443
Before 1930 .....	7,951	7,784	5,940	1,844
1930 to 1939 .....	9,482	9,394	5,962	3,432
1940 to 1949 .....	15,834	15,650	8,957	6,693
1950 to 1959 .....	30,543	30,417	14,665	15,752
1960 to 1969 .....	41,513	41,446	15,685	25,761
1970 to 1979 .....	28,253	28,235	8,194	20,041
1980 and later .....	15,510	17,294	4,374	12,920
DWELLING UNITS BY TYPE <u>1/</u>				
All dwelling units .....	258,823	261,565	146,865	114,700
Single family and duplex .....	137,892	139,017	56,908	82,109
Low density multi-family .....	13,482	13,528	1,015	12,513
High density multi-family .....	107,449	109,020	88,942	20,078

1/ Data exclude structures on military bases.

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

Table 172.-- LAND PARCELS, BY COUNTIES: 1985 TO 1989

[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
1989 .....	417,875	220,763	49,765	123,801	23,546

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 173.-- CEMETERIES, CHURCHES, HOSPITALS, AND SCHOOLS, BY COUNTIES: 1989

[Privately-owned parcels exempt from real property taxes]

Category	State total	Honolulu	Maui	Hawaii	Kauai
Cemeteries .....	110	48	7	48	7
Churches .....	1,398	787	209	270	132
Hospitals .....	74	59	12	-	3
Schools .....	140	97	7	33	3

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates & Exemptions, 1989-1990 Tax Year, State of Hawaii (July 1989), p. 6.

Table 174.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: JUNE 1989

[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 1988 figures in Data Book 1988, table 184]

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> .....	4,029,908	372,027	748,668	2,513,392	395,820
Improved residential ...	63,687	40,470	6,608	12,311	4,298
Apartment .....	5,908	2,279	1,082	1,888	659
Commercial .....	9,967	7,266	885	1,263	554
Industrial .....	20,231	10,662	1,782	6,474	1,313
Agricultural .....	1,924,606	129,974	403,897	1,187,852	202,883
Conservation .....	1,955,082	160,822	327,983	1,285,319	181,018
Hotel and resort .....	2,827	255	1,250	557	764
Unimproved residential .	47,600	20,299	5,240	17,729	4,332

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 175.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1989

[Total acreage, including inland water, as classified by the Hawaii State Land Use Commission under the provisions of Chapter 205, Hawaii Revised Statutes, as amended. 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
<u>UNADJUSTED</u> <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
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
<u>ADJUSTED</u> <u>3/</u>					
1988: January ..	4,112,388	165,607	1,967,247	1,969,345	10,189
1989: January ..	4,112,388	171,214	1,967,194	1,963,784	10,196

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.

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

Table 176.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:  
JANUARY 1989

[Total acreage, including inland water, as classified by the Hawaii State Land Use Commission under the provisions of Chapter 205, Hawaii Revised Statutes, as amended. 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
State total	4,112,388	171,214	1,967,194	1,963,784	10,196
Hawaii .....	2,573,400	44,225	1,300,883	1,227,666	626
Maui .....	465,800	17,174	193,626	251,255	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	92,583	154,882	138,723	-
Kauai .....	353,900	12,391	198,732	141,544	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.

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 Business and Economic Development, Land Use Commission, records.

Table 177.-- 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 178.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:  
1986, 1987, AND 1988

Ownership	1986	1987	1988
Land area of State (acres) <u>1/</u> .....	3,934,165	3,930,143	4,035,601
Owned by government <u>1/</u> .....	1,497,713	1,414,750	1,541,175
Owned privately <u>1/</u> .....	2,436,452	2,515,393	2,494,426
Six large owners <u>2/</u> .....	938,362	935,560	912,853
Bernice P. Bishop Estate <u>3/</u> ...	340,771	340,454	339,197
Richard S. Smart (Parker Ranch) <u>4/</u> .....	139,301	139,301	139,301
Castle and Cooke, Inc. <u>5/</u> .....	149,400	148,580	129,220
C. Brewer and Company, Ltd. <u>5/</u>	92,591	91,501	90,689
Samuel M. Damon Estate <u>5/</u> .....	121,599	121,599	121,598
Alexander and Baldwin, Inc. <u>5/</u>	94,700	94,125	92,848
All others .....	1,498,090	1,579,833	1,581,573
Percent of total land area .....	100.0	100.0	100.0
Owned by government .....	38.1	36.0	38.2
Owned privately .....	61.9	64.0	61.8
Six large owners .....	23.9	23.8	22.6
All others .....	38.1	40.2	39.2
Percent of privately owned land .....	100.0	100.0	100.0
Six large owners .....	38.5	37.2	36.6
All others .....	61.5	62.8	63.4

1/ As of Summer 1986, Fall 1987, and Fall 1988. 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.

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 1988, table 187; six large owners from DBED surveys of those owners; all other owners calculated as a residual.

Table 179.-- REAL PROPERTY OWNED BY OR LEASED TO  
THE FEDERAL GOVERNMENT: 1985 TO 1987

Subject	Sept. 30, 1985	Sept. 30, 1986	Sept. 30, 1987
OWNED			
Number of installations .....	312	311	317
Land area, total (acres) .....	711,699.7	687,041.5	673,845.8
Urban .....	91,112.4	61,673.1	53,486.3
Rural .....	620,587.3	625,368.4	620,359.5
Number of buildings .....	15,665	15,651	10,705
Cost, total (\$1,000) <u>1/</u> .....	2,208,937	2,240,010	2,217,625
Land .....	221,002	170,266	163,426
Buildings .....	1,235,490	1,282,653	1,250,462
Structures and facilities .....	752,445	787,091	803,737
Predominant usage (acres):			
Agriculture and grazing .....	-	-	-
Forest and wildlife .....	255,650.0	267,189.5	267,189.5
Parks and historic sites .....	245,110.1	245,110.1	245,110.1
Power development and distribution .....	-	-	-
Military, excluding airfields ....	113,103.0	112,671.6	108,727.9
Airfields .....	10,689.6	10,420.4	6,412.2
Harbor and port facilities .....	23.6	23.6	23.6
Reclamation and irrigation .....	-	-	-
Office building locations .....	52.7	54.9	56.8
Flood control and navigation ....	1,424.2	1,424.2	1,424.2
Vacant .....	3.0	3.0	3.0
Institutional .....	358.0	358.0	358.0
Housing .....	87.4	87.4	87.4
Storage .....	926.1	926.1	926.1
Industrial .....	9,881.4	9,173.0	3,576.6
Research and development .....	8.0	8.0	360.2
Other land .....	74,382.6	39,591.7	39,590.2
LEASED			
Number of leases .....	289	303	248
Land area, total (acres) .....	9,624.5	9,420.5	9,416.5
Urban .....	396.9	313.2	309.2
Rural .....	9,227.6	9,107.3	9,107.3
Number of building locations .....	186	187	172
Floor area of buildings (sq. ft.) ..	425,863	426,642	408,382
Annual rental (\$1,000) .....	2,795	3,079	3,383

Footnote and source on next page.

Table 179.-- REAL PROPERTY OWNED BY OR LEASED TO  
THE FEDERAL GOVERNMENT: 1985 TO 1987 -- Con.

1/ 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 by the United States Throughout the World (annual).

Table 180.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND  
APPLICANTS, BY ISLANDS: JUNE 30, 1988

[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	Total <u>1/</u>	Resi- dential	Total <u>1/</u>	Resi- dential
State total ..	187,413	32,713	5,781	4,595	17,643	10,798
Hawaii .....	107,883	20,943	1,548	1,017	6,330	3,059
Maui .....	28,995	541	560	492	3,488	1,754
Molokai .....	25,366	9,477	796	320	988	491
Oahu .....	6,600	921	2,425	2,361	5,031	4,602
Kauai .....	18,569	831	452	405	1,806	892

1/ Residence, agriculture, or pasture.

Source: Hawaii State Department of Hawaiian Home Lands, 'Aina Ho'opulapula. Annual Report, 1988, pp. 7, 8, and 12, as corrected.

Table 181.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,  
BY COUNTIES: MARCH 2, 1989

[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	211.3
Public lands .....	422.7	15.3	326.9	38.2	42.4
General lease 1/ .....	226.4	4.7	186.5	23.1	11.8
Revocable permit 2/ ....	107.9	2.0	71.6	12.1	22.4
Unencumbered lands 3/...	88.5	8.6	68.7	2.9	8.2
Lands set aside to other government agencies ....	780.9	42.3	536.5	96.5	105.6
Executive order .....	258.4	13.1	196.2	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.