

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 in Section 22.

Out of the 4,100,000 acres of land in the State in 1987, 347,000 were in cropland and 923,000 in grazing land. Other major categories included forestland, with 1,419,000 acres, urban and built-up, with 157,000, and miscellaneous nonfarm, with 852,000. On Oahu, land in residential use increased from 22,600 acres in 1969 to 29,200 in 1989; during the same 20-year span, agricultural land declined from 88,900 to 74,200 acres. For the State as a whole, the Land Use Commission has zoned 178,000 acres as urban, 1,961,000 as conservation, 1,963,000 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 1989 came to 677,000 acres, exclusive of leased land (8,400 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 1991 numbered 431,000.

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 677,000.

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, Economic Development & Tourism, 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, 23, and 24 of the Statistical Abstract of the United States: 1991.

Table 167.-- LAND OWNERSHIP, COVER, OR USE: 1982 AND 1987

[In thousands of acres. Based on sample data and subject to sampling variation. Small differences between 1982 and 1987 values accordingly may not be statistically significant]

Land ownership, cover, or use	1982	1987	Change
Total surface	4,141.3	4,141.3	0.0
Federal land	341.6	443.2	101.6
Nonfederal land	3,758.2	3,656.6	-101.6
Developed	148.5	156.8	8.3
Rural	3,609.7	3,499.8	-109.9
Water area	41.5	41.5	0.0
Total nonfederal rural land	3,609.7	3,499.8	-109.9
Cropland	333.2	347.5	14.3
Cultivated	309.6	305.7	-3.9
Noncultivated	23.6	41.8	18.2
Grazing land	973.9	922.6	-51.3
Forest land	1,473.7	1,419.0	-54.7
Minor land cover/uses	828.9	810.7	-18.2

Source: U.S. Department of Agriculture, Soil Conservation Service, Summary Report, 1987 National Resources Inventory (Statistical Report No. 790, December 1989), tables 1, 2, and 3.

Table 168.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1987 AND 1991

Subject	Dec. 1987: Oahu total	June 1991		
		Oahu total	Honolulu district	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses	375,476	375,345	54,129	321,216
Single family	26,182	26,931	8,571	18,360
Multi-family	2,633	2,815	1,112	1,704
Industrial	10,326	10,262	4,113	6,149
Commercial	4,383	4,442	1,806	2,637
Hotel	301	305	132	172
Agriculture	76,842	70,565	302	70,264
Usable vacant	36,684	40,105	2,650	37,455
Other	218,125	219,920	35,444	184,475
STRUCTURES BY YEAR BUILT <u>1/</u>				
All structures	149,086	154,392	63,957	90,435
Before 1930	7,951	7,327	5,570	1,757
1930 to 1939	9,482	8,998	5,702	3,296
1940 to 1949	15,834	15,089	8,652	6,437
1950 to 1959	30,543	29,940	14,417	15,523
1960 to 1969	41,513	41,132	15,563	25,569
1970 to 1979	28,253	28,155	8,162	19,993
1980 to 1989	15,510	20,267	5,262	15,005
1990 and later	-	3,484	629	2,855
DWELLING UNITS BY TYPE <u>1/</u>				
All dwelling units	258,823	266,996	146,717	120,279
Single family and duplex	137,892	143,161	57,290	85,871
Low density multi-family	13,482	15,209	1,015	14,194
High density multi-family	107,449	108,626	88,412	20,214

1/ Data exclude structures on military bases.

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

Table 169.-- LAND PARCELS, BY COUNTIES: 1986 TO 1991

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
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
1990	424,111	224,339	50,966	124,902	23,904
1991	431,271	227,449	52,362	126,497	24,963

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 170.-- CEMETERIES, CHURCHES, HOSPITALS, AND SCHOOLS, BY COUNTIES: 1991

[Privately-owned parcels exempt from real property taxes]

Category	State total	Honolulu	Maui	Hawaii	Kauai
Cemeteries	108	48	5	48	7
Churches	1,390	789	203	267	131
Hospitals	81	67	11	-	3
Schools	150	102	7	39	2

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates & Exemptions, 1991-1992 Tax Year, State of Hawaii (July 1991), p. 6.

Table 171.-- 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 172.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1991

[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
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
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
1989: January ..	4,112,388	171,230	1,967,194	1,963,766	10,198
1990: January ..	4,112,388	175,285	1,960,976	1,965,935	10,192
1991: January ..	4,112,388	178,114	1,960,608	1,963,491	10,175

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, Economic Development & Tourism, Land Use Commission, records.

Table 173.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1991

[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	178,114	1,960,608	1,963,491	10,175
Hawaii	2,573,400	46,650	1,294,309	1,231,813	628
Maui	465,800	19,337	193,652	249,064	3,747
Kahoolawe	28,800	-	28,800	-	-
Lanai	90,500	2,338	38,201	47,280	2,681
Molokai	165,800	2,509	49,768	111,657	1,866
Oahu	386,188	94,200	154,846	137,142	-
Kauai	353,900	13,080	198,732	140,835	1,253
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, Economic Development & Tourism, Land Use Commission, records.

Table 174.-- 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 175.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:
1988, 1989, AND 1990

Ownership	1988	1989	1990
Land area of State (acres) <u>1/</u>	4,035,601	4,035,601	4,035,601
Owned by government <u>1/</u>	1,541,175	1,541,175	1,541,175
Owned privately <u>1/</u>	2,494,426	2,494,426	2,494,426
Six large owners <u>2/</u>	912,853	909,006	907,013
Bernice P. Bishop Estate <u>3/</u> ...	339,197	338,414	337,000
Richard S. Smart (Parker Ranch) <u>4/</u>	139,301	139,301	139,301
Castle and Cooke, Inc. <u>5/</u>	129,220	129,125	129,004
Samuel M. Damon Estate <u>5/</u>	121,598	121,608	121,608
Alexander and Baldwin, Inc. <u>5/</u>	92,848	91,952	91,900
C. Brewer and Company, Ltd. <u>5/</u>	90,689	88,606	88,200
All others	1,581,573	1,585,420	1,587,413
Percent of total land area	100.0	100.0	100.0
Owned by government	38.2	38.2	38.2
Owned privately	61.8	61.8	61.8
Six large owners	22.6	22.5	22.5
All others	39.2	39.3	39.3
Percent of privately owned land	100.0	100.0	100.0
Six large owners	36.6	36.4	36.4
All others	63.4	63.6	63.6

1/ Fall data. Not surveyed in 1989 or 1990, and 1988 amount has been repeated. 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 176.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1987 TO 1989

Subject	Sept. 30, 1987	Sept. 30, 1988 <u>1/</u>	Sept. 30, 1989
OWNED			
Number of installations	317	(NA)	320
Land area, total (acres)	673,845.8	673,464.2	676,823.9
Urban	53,486.3	(NA)	68,903.3
Rural	620,359.5	(NA)	607,920.6
Number of buildings	10,705	(NA)	15,533
Floor area of bldgs. (1,000 sq. ft.)	(NA)	(NA)	73,033
Cost, total (\$1,000) <u>2/</u>	2,217,625	(NA)	2,153,155
Land	163,426	(NA)	157,980
Buildings	1,250,462	(NA)	1,375,116
Structures and facilities	803,737	(NA)	620,059
Predominant usage (acres):			
Agriculture and grazing	-	(NA)	-
Forest and wildlife	267,189.5	(NA)	267,190.4
Parks and historic sites	245,110.1	(NA)	245,110.1
Power development and distribution	-	(NA)	-
Military, excluding airfields	108,727.9	(NA)	108,564.1
Airfields	6,412.2	(NA)	5,231.0
Harbor and port facilities	23.6	(NA)	23.6
Reclamation and irrigation	-	(NA)	-
Office building locations	56.8	(NA)	56.8
Flood control and navigation	1,424.2	(NA)	1,424.2
Vacant	3.0	(NA)	3.0
Institutional	358.0	(NA)	-
Housing	87.4	(NA)	87.4
Storage	926.1	(NA)	778.2
Industrial	3,576.6	(NA)	8,400.7
Research and development	360.2	(NA)	360.2
Other land	39,590.2	(NA)	39,594.2
LEASED			
Number of leases	248	263	300
Land area, total (acres)	9,416.5	7,418.9	8,419.9
Urban	309.2	309.7	312.8
Rural	9,107.3	7,109.2	8,107.1
Number of building locations	172	182	235
Floor area of buildings (sq. ft.) ..	408,382	548,240	689,146
Annual rental (\$1,000)	3,383	4,377	6,822

Footnote and source on next page.

Table 176.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1987 TO 1989 -- Con.

NA Not available.

1/ Land owned corrected from published total (284,719.5 acres).

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 by the United States Throughout the World (annual); GSA letter to DBED dated August 1, 1990.

Table 177.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1990

[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 1/	Resi- dential	Total 1/	Resi- dential
State total ..	187,413	32,713	5,778	4,592	20,001	11,819
Hawaii	107,883	20,943	1,547	1,017	7,480	3,525
Maui	28,995	541	560	492	3,978	1,974
Molokai	25,366	9,477	795	319	1,147	554
Oahu	6,600	921	2,429	2,365	5,176	4,703
Kauai	18,569	831	447	399	2,220	1,063

1/ Residence, agriculture, or pasture. Applicants may appear on waiting lists for more than one type of property; if so, they are counted more than once. The Department estimates the unduplicated Statewide total at about 12,000.

Source: Hawaii State Department of Hawaiian Home Lands, records.

Table 178.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,
BY COUNTIES: MAY 6, 1991

[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	70.8	979.9	155.6	207.8
Public lands	422.1	18.2	326.8	37.9	39.1
General lease 1/	222.3	4.5	186.5	22.8	8.4
Revocable permit 2/	82.5	1.9	46.4	11.9	22.2
Unencumbered lands 3/...	117.3	11.8	93.9	3.2	8.5
Lands set aside to other government agencies	781.1	42.5	536.5	96.6	105.6
Executive order	258.6	13.3	196.2	23.9	25.2
Governor's proclamation	522.5	29.2	340.3	72.7	80.4
Dept. of Hawaiian Home Lands	191.6	4.8	107.8	19.0	60.0
University of Hawaii	1.8	0.7	0.5	0.4	0.1
Hawaii Housing Authority .	1.5	1.2	0.1	0.5	0.1
Highways and roads	15.8	3.4	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.