

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 29,700 in 1991; during the same 20-year span, agricultural land declined from 88,900 to 70,600 acres. For the State as a whole, the Land Use Commission has zoned 181,000 acres as urban, 1,960,000 as conservation, 1,961,000 as agricultural, and 10,000 as rural.

The most 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 6,000 lessees. Total land parcels in the State as of 1992 numbered 438,000.

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: 1992.

Table 177.-- 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 178.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1987 AND 1992

| Subject | Dec. 1987: Oahu total | June 1992 | | |
|------------------------------------|--------------------------------|---------------|----------------------|-----------------|
| | | Oahu total | Honolulu district | Rest of Oahu |
| LAND USE (IN ACRES) | | | | |
| All existing uses | 375,476 | 375,220 | 54,139 | 321,081 |
| Single family | 26,182 | 27,294 | 8,583 | 18,711 |
| Multi-family | 2,633 | 2,868 | 1,121 | 1,748 |
| Industrial | 10,326 | 9,361 | 4,096 | 5,265 |
| Commercial | 4,383 | 4,464 | 1,806 | 2,657 |
| Hotel | 301 | 305 | 132 | 172 |
| Agriculture | 76,842 | 69,927 | 301 | 69,625 |
| Usable vacant | 36,684 | 39,769 | 2,641 | 37,129 |
| Other | 218,125 | 221,233 | 35,459 | 185,774 |
| STRUCTURES BY YEAR BUILT <u>1/</u> | | | | |
| All structures | 149,086 | 156,126 | 64,052 | 92,074 |
| Before 1930 | 7,951 | 7,922 | 5,652 | 2,270 |
| 1930 to 1939 | 9,482 | 8,770 | 5,612 | 3,158 |
| 1940 to 1949 | 15,834 | 14,788 | 8,493 | 6,295 |
| 1950 to 1959 | 30,543 | 29,744 | 14,308 | 15,436 |
| 1960 to 1969 | 41,513 | 40,999 | 15,493 | 25,506 |
| 1970 to 1979 | 28,253 | 28,096 | 8,139 | 19,957 |
| 1980 to 1989 | 15,510 | 20,245 | 5,250 | 14,995 |
| 1990 and later | - | 5,562 | 1,105 | 4,457 |
| DWELLING UNITS BY TYPE <u>1/</u> | | | | |
| All dwelling units | 258,823 | 271,108 | 148,132 | 122,976 |
| Single family and duplex | 137,892 | 144,815 | 57,451 | 87,364 |
| Low density multi-family | 13,482 | 15,760 | 1,015 | 14,745 |
| High density multi-family | 107,449 | 110,533 | 89,666 | 20,867 |

1/ Data exclude structures on military bases.

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

Table 179.-- LAND PARCELS, BY COUNTIES: 1987 TO 1992

[As of January 1]

| Year | State total | City and County of Honolulu | County of Maui | County of Hawaii | County of Kauai |
|------------|-------------|-----------------------------|----------------|------------------|-----------------|
| 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 |
| 1992 | 438,388 | 231,893 | 53,414 | 127,444 | 25,637 |

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 180.-- CEMETERIES, CHURCHES, HOSPITALS, AND SCHOOLS, BY COUNTIES: 1992

[Privately-owned parcels exempt from real property taxes]

| Category | State total | Honolulu | Maui | Hawaii | Kauai |
|------------------|-------------|----------|------|--------|-------|
| Cemeteries | 111 | 48 | 5 | 50 | 8 |
| Churches | 1,411 | 800 | 210 | 270 | 131 |
| Hospitals | 80 | 67 | 11 | - | 2 |
| Schools | 147 | 101 | 5 | 39 | 2 |

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, Real Property Tax Valuations, Tax Rates & Exemptions, 1992-1993 Tax Year, State of Hawaii (July 1992), p. 6.

Table 181.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1992

[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 |
| 1992: January .. | 4,112,388 | 181,407 | 1,959,621 | 1,961,294 | 10,066 |

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, 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 182.-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1992

[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 | 181,407 | 1,959,621 | 1,961,294 | 10,066 |
| Hawaii | 2,573,400 | 48,431 | 1,293,343 | 1,230,998 | 628 |
| Maui | 465,800 | 19,581 | 193,652 | 248,818 | 3,748 |
| Kahoolawe | 28,800 | - | 28,800 | - | - |
| Lanai | 90,500 | 3,054 | 38,197 | 46,679 | 2,571 |
| Molokai | 165,800 | 2,509 | 49,768 | 111,657 | 1,866 |
| Oahu | 386,188 | 94,724 | 154,846 | 136,618 | - |
| Kauai | 353,900 | 13,108 | 198,715 | 140,824 | 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, 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 183.-- 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 184.-- LAND IN HAWAII OWNED BY LARGE AND SMALL LANDOWNERS:
1989, 1990, AND 1991

| Ownership | 1989 | 1990 | 1991 |
|--|-----------|-----------|-----------|
| 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> | 909,006 | 907,013 | 905,484 |
| Bernice P. Bishop Estate <u>3/</u> ... | 338,414 | 337,000 | 337,152 |
| Richard S. Smart (Parker Ranch) <u>4/</u> | 139,301 | 139,301 | 138,605 |
| Dole Food Company, Inc. <u>5/</u> | 129,125 | 129,004 | 128,854 |
| Samuel M. Damon Estate <u>5/</u> | 121,608 | 121,608 | 121,608 |
| Alexander and Baldwin, Inc. <u>5/</u> | 91,952 | 91,900 | 91,800 |
| C. Brewer and Company, Ltd. <u>5/</u> | 88,606 | 88,200 | 87,465 |
| All others | 1,585,420 | 1,587,413 | 1,588,942 |
| 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 | 22.5 | 22.5 | 22.4 |
| All others | 39.3 | 39.3 | 39.4 |
| Percent of privately owned land | 100.0 | 100.0 | 100.0 |
| Six large owners | 36.4 | 36.4 | 36.3 |
| All others | 63.6 | 63.6 | 63.7 |

1/ Fall data. Not surveyed 1989 or later years, 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 185.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1988 TO 1990

| Subject | Sept. 30, 1988 <u>1/</u> | Sept. 30, 1989 | Sept. 30, 1990 |
|---------------------------------------|-----------------------------|-------------------|-------------------|
| OWNED | | | |
| Number of installations | (NA) | 320 | 279 |
| Land area, total (acres) | 673,464.2 | 676,823.9 | 637,258.7 |
| Urban | (NA) | 68,903.3 | 117,888.5 |
| Rural | (NA) | 607,920.6 | 519,370.2 |
| Number of buildings | (NA) | 15,533 | 16,243 |
| Floor area of bldgs. (1,000 sq. ft.) | (NA) | 73,033 | (NA) |
| Cost, total (\$1,000) <u>2/</u> | (NA) | 2,153,155 | 2,680,528 |
| Land | (NA) | 157,980 | 53,596 |
| Buildings | (NA) | 1,375,116 | 1,748,804 |
| Structures and facilities | (NA) | 620,059 | 878,128 |
| Predominant usage (acres): | | | |
| Agriculture and grazing | (NA) | - | - |
| Forest and wildlife | (NA) | 267,190.4 | 271,237.0 |
| Parks and historic sites | (NA) | 245,110.1 | 245,108.6 |
| Power development and distribution | (NA) | - | - |
| Military, excluding airfields | (NA) | 108,564.1 | 107,323.0 |
| Airfields | (NA) | 5,231.0 | 5,051.3 |
| Harbor and port facilities | (NA) | 23.6 | 0.8 |
| Reclamation and irrigation | (NA) | - | - |
| Office building locations | (NA) | 56.8 | 62.9 |
| Flood control and navigation | (NA) | 1,424.2 | 7,674.0 |
| Vacant | (NA) | 3.0 | 1.5 |
| Institutional | (NA) | - | - |
| Housing | (NA) | 87.4 | 87.4 |
| Storage | (NA) | 778.2 | 6.8 |
| Industrial | (NA) | 8,400.7 | 42.9 |
| Research and development | (NA) | 360.2 | 183.0 |
| Other land | (NA) | 39,594.2 | 479.5 |
| LEASED | | | |
| Number of leases | 263 | 300 | 256 |
| Land area, total (acres) | 7,418.9 | 8,419.9 | 8,759.2 |
| Urban | 309.7 | 312.8 | 511.0 |
| Rural | 7,109.2 | 8,107.1 | 8,248.2 |
| Number of building locations | 182 | 235 | 217 |
| Floor area of buildings (sq. ft.) .. | 548,240 | 689,146 | 681,945 |
| Annual rental (\$1,000) | 4,377 | 6,822 | 6,451 |

Footnote and source on next page.

Table 185.-- REAL PROPERTY OWNED BY OR LEASED TO
THE FEDERAL GOVERNMENT: 1988 TO 1990 -- 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 DBEDT dated August 1, 1990; tables provided by GSA to DBEDT, January 29, 1993.

Table 186.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND
APPLICANTS, BY ISLANDS: JUNE 30, 1991

[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 | 37,823 | 5,983 | 4,601 | 21,562 | 12,513 |
| Hawaii | 107,883 | 26,053 | 1,752 | 1,026 | 8,202 | 3,777 |
| Mauī | 28,995 | 541 | 560 | 492 | 4,295 | 2,138 |
| Molokai | 25,366 | 9,477 | 795 | 319 | 1,251 | 599 |
| Oahu | 6,600 | 921 | 2,429 | 2,365 | 5,339 | 4,828 |
| Kauai | 18,569 | 831 | 447 | 399 | 2,475 | 1,171 |

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 12,300. Data are subject to audit.

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

Table 187.-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,
BY COUNTIES: APRIL 27, 1992

[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 | 1,417.6 | 70.9 | 980.1 | 155.3 | 211.3 |
| Public lands | 425.8 | 18.2 | 326.9 | 38.1 | 42.6 |
| General lease 1/ | 355.1 | 9.9 | 297.2 | 39.5 | 8.5 |
| Revocable permit 2/ | 142.2 | 3.9 | 45.7 | 37.4 | 55.2 |
| Unencumbered lands 3/... | 118.4 | 12.2 | 94.4 | 3.2 | 8.6 |
| Lands set aside to other government agencies | 781.1 | 42.5 | 536.5 | 96.6 | 105.6 |
| Executive order | 271.4 | 17.5 | 200.1 | 26.0 | 27.8 |
| Governor's proclamation | 522.6 | 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 . | 1.9 | 1.2 | 0.1 | 0.5 | 0.1 |
| Highways and roads | 15.7 | 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.