

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 30,200 in 1992; during the same 21-year span, agricultural land declined from 88,900 to 70,000 acres. For the State as a whole, the Land Use Commission has zoned 188,000 acres as urban, 1,959,000 as conservation, 1,956,000 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 1990 came to 637,000 acres, exclusive of leased land (8,800 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 1993 numbered 446,000.

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: 1993*.

Table 6.1-- LAND OWNERSHIP, COVER, OR USE: 1982 AND 1987

[In thousand 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 6.2-- 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 6.3-- ESTIMATED ACREAGE OF LAND USE DISTRICTS:
1964 TO 1994**

[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 ^{1/}	Classification by State Land Use Commission ^{2/}			
		Urban	Conservation	Agricultural	Rural
UNADJUSTED ^{3/}					
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
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 ^{3/}					
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
1993: January	4,112,388	180,912	1,960,615	1,960,795	10,066
1994: January	4,112,388	187,697	1,958,897	1,955,704	10,090

^{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 1984 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 or past Commission actions.

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

**Table 6.4-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS:
JANUARY 1994**

[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 ^{1/}	Classification by State Land Use Commission ^{2/}			
		Urban	Conservation	Agricultural	Rural
State total	4,112,388	187,697	1,958,897	1,955,704	10,090
Hawaii.....	2,573,400	50,972	1,292,316	1,229,471	641
Maui.....	465,800	19,953	193,631	248,457	3,759
Kahoolawe.....	28,800	-	28,800	-	-
Lanai.....	90,500	3,054	38,197	46,678	2,571
Molokai.....	165,800	2,509	49,768	111,657	1,866
Oahu.....	386,188	98,101	155,170	132,917	-
Kauai.....	353,900	13,108	198,715	140,824	1,253
Niihau.....	45,700	-	-	45,700	-
Kaula and Lehua	400	-	400	-	-
Other islands ^{3/}	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 6.5-- 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 6.6-- LAND PARCELS, BY COUNTIES: 1988 TO 1993

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
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
1993	446,276	236,138	55,379	128,543	26,216

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 6.7-- LAND OWNED BY SELECTED LARGE LANDOWNERS:
1991 TO 1993**

[In acres. Unless otherwise specified, as of December 31]

Landowner	1991	1992	1993
Seven large landowners	982,616	978,163	991,998
Percent of total land area	23.9	23.8	24.1
Bernice P. Bishop Estate (June 30)	337,251	336,525	336,372
Richard S. Smart (Parker Ranch) ^{1/}	138,605	138,000	140,000
Dole Food Company, Inc.	128,854	128,032	122,435
Samuel M. Damon Estate	121,608	121,608	139,000
Alexander and Baldwin, Inc.	93,800	93,000	94,300
C. Brewer and Company, Ltd.	87,465	87,465	^{2/} 86,891
James Campbell Estate	75,033	73,533	73,000

^{1/} In addition, 85,000 acres were leased from the State during these years.

^{2/} As of June 27, 1993.

Source: Department of Business, Economic Development & Tourism survey of major landowners.

Table 6.8-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 1989 TO 1991

Subject	Sept. 30, 1989	Sept. 30, 1990	Sept. 30, 1991
OWNED			
Number of installations	320	279	312
Land area, total (acres)	676,823.9	637,258.7	634,488.6
Urban	68,903.3	117,888.5	114,883.4
Rural.....	607,920.6	519,370.2	519,605.2
Number of buildings	15,533	16,243	16,247
Floor area of bldgs. (1,000 sq. ft.)	73,033	76,325	77,623
Cost, total (\$1,000) 1/.....	2,153,155	2,680,528	2,723,730
Land	157,980	53,596	93,220
Buildings.....	1,375,116	1,748,804	1,753,237
Structures and facilities.....	620,059	878,128	877,273
Predominant usage of land (acres):			
Agriculture and grazing	-	-	-
Forest and wildlife	267,190.4	271,237.0	271,237
Parks and historic sites	245,110.1	245,108.6	245,343.6
Power development and distribution	-	-	-
Military, excluding airfields	108,564.1	107,323.0	104,319.0
Airfields	5,231.0	5,051.3	5,051.3
Harbor and port facilities	23.6	0.8	0.8
Reclamation and irrigation	-	-	-
Office building locations	56.8	62.9	62.9
Flood control and navigation	1,424.2	7,674.0	7,674.0
Vacant.....	3.0	1.5	1.5
Institutional.....	-	-	-
Housing.....	87.4	87.4	87.4
Storage.....	778.2	6.8	6.8
Industrial.....	8,400.7	42.9	42.9
Research and development	360.2	183.0	183.0
Other land	39,594.2	479.5	478.4
LEASED			
Number of leases	300	256	262
Land area, total (acres)	8,419.9	8,759.2	8,759.2
Urban	312.8	511.0	511.0
Rural.....	8,107.1	8,248.2	8,248.2
Number of building locations	235	217	218
Floor area of buildings (sq. ft.).....	689,146	681,945	714,267
Annual rental (\$1,000).....	6,822	6,451	7,322

Footnote and source on next page.

Table 6.8-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 1989 TO 1991

NA Not available.

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 6.9-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1992

[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	40,371	5,889	4,613	23,536	13,509
Hawaii.....	107,883	27,237	1,732	1,032	9,026	4,135
Maui.....	28,995	438	514	451	4,706	2,405
Molokai.....	25,366	11,005	803	393	1,359	623
Oahu.....	6,600	888	2,398	2,340	5,602	4,999
Kauai.....	18,569	803	442	397	2,843	1,347

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 number of applicants at about 14,000. Data are subject to audit.

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

**Table 6.10-- 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 <u>1/</u>	355.1	9.9	297.2	39.5	8.5
Revocable permit <u>2/</u>	142.2	3.9	45.7	37.4	55.2
Unencumbered lands <u>3/</u> ..	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.