

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 4,093,000 acres of land in the State in 1992, 274,000 were in cropland and 1,013,000 in grazing land. Other major categories included forestland, with 1,482,000 acres, and urban and built-up, with 150,000. On Oahu, land in residential use increased from 22,600 acres in 1969 to 30,200 in 1992; during the same 23-year span, agricultural land declined from 88,900 to 70,000 acres. For the State as a whole, the Land Use Commission has zoned 189,000 acres as urban, 1,975,000 as conservation, 1,939,000 as agricultural, and 9,900 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 1993 came to 650,000 acres, exclusive of leased land (8,000 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 6,100 lessees. Total land parcels in the State as of 1995 numbered 460,000.

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 650,000.

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, and 23 of the *Statistical Abstract of the United States: 1995*.

Table 6.01-- LAND OWNERSHIP, COVER, OR USE: 1982 TO 1992

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

Land ownership, cover, or use	1982 ^{1/}	1987 ^{1/}	1992	
			Estimated value	Sampling variation ^{2/}
Total surface area	4,093.3	4,093.3	4,093.3	227.8
LAND OWNERSHIP				
Federal land ^{3/}	350.8	430.4	431.9	131.1
Nonfederal land	3,701.5	3,621.8	3,620.8	236.2
Developed	123.4	128.5	149.8	29.2
Rural.....	3,578.1	3,493.3	3,471.0	237.7
Water area	41.0	41.1	40.6	22.9
LAND COVER OR USE				
Cropland	303.1	294.1	274.3	43.1
Cultivated	268.2	252.2	228.6	39.3
Noncultivated.....	34.9	41.9	45.7	20.0
Grazing land.....	1,019.7	996.6	1,013.4	132.7
Forest land	1,575.3	1,538.4	1,482.5	199.4
Minor land cover/uses	656.8	643.0	680.4	189.0
All other land cover/uses	538.4	621.2	642.7	132.7

^{1/} Revised from *Data Book 1993-94*, table 6.1.

^{2/} 95-percent confidence interval, plus or minus.

^{3/} Includes ceded land; excludes leased land and submerged land.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service (formerly the Soil Conservation Service), 1992 National Resources Inventory.

**Table 6.02-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU:
1989 AND 1994**

Subject	June 1989: Oahu total	June 1994		
		Oahu total	Honolulu district	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses.....	375,455	375,146	54,124	321,022
Residential	29,219	31,098	9,798	21,300
Industrial	11,865	9,058	3,788	5,270
Commercial.....	4,404	4,205	1,523	2,683
Hotel	301	319	132	187
Agriculture.....	74,229	70,066	300	69,766
Usable vacant	38,218	38,587	2,532	36,056
Other.....	217,218	212,812	36,052	185,761
STRUCTURES BY YEAR BUILT ^{1/}				
All structures.....	151,105	162,363	65,069	97,294
Before 1930.....	7,668	8,446	6,029	2,417
1930 to 1939	9,296	8,537	5,486	3,051
1940 to 1949	15,548	14,478	8,357	6,121
1950 to 1959	30,314	29,516	14,189	15,327
1960 to 1969	41,366	40,846	15,420	25,426
1970 to 1979	28,210	28,323	8,145	20,178
1980 to 1989	18,703	20,244	5,245	14,999
1990 and later	-	11,973	2,198	9,775
DWELLING UNITS BY TYPE ^{1/}				
All dwelling units.....	263,203	280,887	150,183	130,704
Single family and duplex	139,904	149,203	57,756	91,447
Low density multi-family	13,592	42,821	17,836	24,985
High density multi-family	109,707	88,863	74,591	14,272

^{1/} Data exclude structures on military bases.

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

**Table 6.03-- ESTIMATED ACREAGE OF LAND USE DISTRICTS:
1964 TO 1996**

[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
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
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
1995: January.....	4,112,388	189,418	1,974,549	1,938,505	9,916
1996: January.....	4,112,388	190,257	1,976,016	1,936,197	9,918

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 on past Commission actions.

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

Table 6.04-- ESTIMATED ACREAGE OF LAND USE DISTRICTS, BY ISLANDS: JANUARY 1995

[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]

Island	Total area <u>1/</u>	Classification by State Land Use Commission <u>2/</u>			
		Urban	Conservation	Agricultural	Rural
State total	4,112,388	189,418	1,974,549	1,938,505	9,916
Hawaii	2,573,400	51,754	1,306,520	1,214,485	641
Maui	465,800	20,640	193,631	247,770	3,759
Kahoolawe	28,800	-	28,800	-	-
Lanai	90,500	3,228	38,197	46,678	2,397
Molokai	165,800	2,509	49,768	111,657	1,866
Oahu	386,188	98,140	156,618	131,430	-
Kauai.....	353,900	13,147	198,715	140,785	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 6.05-- 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 ^{1/}	Land owned by government ^{2/}			Privately owned land
		Federal	State	Counties	
State total ^{3/}	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 6.06-- LAND PARCELS, BY COUNTIES: 1990 TO 1995

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
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
1994.....	452,568	240,652	56,108	128,954	26,854
1995.....	459,646	245,257	57,044	129,708	27,637

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 6.07-- CEMETERIES, CHURCHES, HOSPITALS, AND SCHOOLS, BY COUNTIES: 1995

[Privately-owned parcels exempt from real property taxes]

Category	State total	Honolulu	Maui	Hawaii	Kauai
Cemeteries.....	110	48	3	50	9
Churches.....	1,431	799	218	282	132
Hospitals.....	81	66	10	1	4
Schools.....	145	98	6	39	2

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates & Exemptions, 1995-1996 Tax Year, State of Hawaii* (July 1995).

**Table 6.08-- LAND OWNED IN FEE SIMPLE BY SELECTED LARGE
LANDOWNERS: 1965 TO 1994**

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

Landowner	1964-1965	1992	1993	1994
Seven large landowners	1,203,487	978,163	974,606	966,541
Percent of total land area <u>1/</u> ...	29.3	23.8	23.7	23.5
Bernice P. Bishop Estate <u>2/</u>	369,700	336,525	336,372	336,270
Richard S. Smart (Parker Ranch)	185,610	138,000	140,000	140,000
Dole Food Company, Inc.	<u>3/</u> 154,759	128,032	122,435	121,982
Samuel M. Damon Estate	143,842	121,608	121,608	121,608
Alexander and Baldwin, Inc.	122,788	93,000	94,300	92,900
C. Brewer and Company, Ltd.	145,147	87,465	<u>4/</u> 86,891	<u>5/</u> 81,997
James Campbell Estate	81,641	73,533	73,000	71,784

1/ Based on area of 4,110,966 acres.

2/ As of June 30.

3/ Figure for 1964-1965 refers to Castle & Cooke, Inc., including Dole Company (88,792 acres), Castle & Cooke (45,422), and Kohala Sugar Company (20,546).

4/ As of June 27, 1993.

5/ Excludes 4,126 acres transferred to C. Brewer Homes, Inc.

Source: Robert H. Horwitz and Judith B. Finn, *Public Land Policy in Hawaii: Major Landowners* (Legislative Reference Bureau, Report No. 3, 1967), pp. 17-18; Department of Business, Economic Development & Tourism annual survey of major landowners.

Table 6.09-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 1991 TO 1993

Subject	Sept. 30, 1991	Sept. 30, 1992	Sept. 30, 1993
OWNED			
Number of installations.....	312	310	310
Land area, total (acres).....	634,488.6	640,179.0	650,185.9
Percent of State area	15.5	15.6	1/ 15.8
Urban.....	114,883.4	14,401.8	23,679.7
Rural.....	519,605.2	625,777.2	626,506.2
Number of buildings	16,247	16,190	16,131
Floor area of bldgs. (1,000 sq. ft.).....	77,623	76,868	76,294
Cost, total (\$1,000) 2/.....	2,723,730	2,972,378	3,226,317
Land.....	93,220	96,527	117,709
Buildings.....	1,753,237	1,948,140	2,061,209
Structures and facilities.....	877,273	927,711	1,047,399
Predominant usage of land (acres):			
Agriculture and grazing	-	-	-
Forest and wildlife	271,237.0	271,237.0	271,237.0
Parks and historic sites.....	245,343.6	245,343.6	245,343.6
Power development and distribution.....	-	-	-
Military, excluding airfields.....	104,319.0	108,791.0	112,056.8
Airfields.....	5,051.3	6,423.3	9,166.0
Harbor and port facilities	0.8	0.8	2.9
Reclamation and irrigation.....	-	-	-
Office building locations	62.9	64.2	62.4
Flood control and navigation	7,674.0	7,674.0	1,907.2
Vacant.....	1.5	1.5	1.5
Institutional.....	-	-	-
Housing.....	87.4	87.4	87.4
Storage	6.8	6.8	778.2
Industrial	42.9	42.9	9,037.4
Research and development.....	183.0	30.3	30.3
Other land	478.4	476.2	475.2
LEASED			
Number of leases	262	266	240
Land area, total (acres).....	8,759.2	8,765.9	8,016.3
Urban.....	511.0	505.3	102.6
Rural.....	8,248.2	8,260.6	7,913.7
Number of building locations	218	222	213
Floor area of buildings (sq. ft.).....	714,267	737,559	726,154
Annual rental (\$1,000).....	7,322	7,752	8,920

Footnote and source on next page.

Table 6.09-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 1991 TO 1993 -- Con.

1/ The U.S. percentage was 28.6. The Hawaii percentage ranked 14th among the 50 States and D.C.

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).

Table 6.10-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1994

[The Department of Hawaiian Home Lands administers land set aside for the benefit of qualified native Hawaiians, who are eligible to receive homestead leases and financial assistance from the Department]

Subject	State total	Hawaii	Maui	Molokai	Oahu	Kauai
Acreage <u>1/</u>	186,995	107,490	28,995	25,366	6,586	18,558
In homestead use	40,397	27,237	447	11,005	905	803
Homestead leases <u>2/</u>	6,059	1,760	567	805	2,484	443
Residential.....	4,739	1,028	503	387	2,426	395
Agricultural	1,023	463	64	392	58	46
Pastoral	297	269	-	26	-	2
Applicant waiting list <u>2/</u> .	26,023	10,061	5,148	1,519	6,144	3,151
Residential.....	14,578	4,521	2,558	683	5,340	1,476
Agricultural	10,019	4,586	2,393	716	804	1,520
Pastoral	1,426	954	197	120	-	155

1/ Data based on latest figures from the trust resolution project. Oahu total includes 14.4 acres of Kalawahine land provided under Act 150, SLH 1990.

2/ Residence, agriculture, or pasture. Since applicants may apply for two types of leases, duplications occur. The Department estimates the unduplicated Statewide total number of applicants at about 16,000. Data are subject to audit.

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

**Table 6.11-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY, BY
COUNTIES: JANUARY 10, 1995**

[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	1,409.8	72.3	980.2	155.4	201.9
Public lands.....	431.1	19.5	327.5	38.1	46.0
General lease <u>1/</u>	358.1	10.4	295.5	39.5	12.7
Revocable permit <u>2/</u>	163.7	3.9	70.1	37.4	52.3
Unencumbered lands <u>3/</u> .	94.0	13.2	67.1	3.2	10.5
Lands set aside to other government agencies.....	768.4	42.6	536.5	96.6	92.7
Executive order.....	269.3	17.7	200.1	26.1	20.4
Governor's proclamation	517.2	29.2	340.3	72.7	75.0
Dept. of Hawaiian Home Lands.....	191.6	4.8	107.8	19.0	60.0
University of Hawaii.....	1.7	0.7	0.5	0.4	0.1
Hawaii Housing Authority...	1.5	1.2	0.1	0.05	0.1
Highways and roads	15.2	3.4	7.7	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.