

Section 6: Land Use and Ownership



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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 sugar cane land in Section 22.

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 339,757 acres to 688,130.

Tabulations by the U.S. Department of Agriculture and General Services Administration, Hawaii State Department of Hawaiian Home Lands, Hawaii State Department of Land and Natural Resources, Hawaii State Department of Business, Economic Development & Tourism and its Land Use Commission, City and County of Honolulu Department of Finance, and City and County of Honolulu Planning Information Branch 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: 1999*.

Table 6.01-- LAND OWNERSHIP, COVER, OR USE: 1982 TO 1997

[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 1/	1997
Total surface area	4,163.2	4,163.2	4,163.2	4,163.2
LAND OWNERSHIP				
Federal land 2/	319.8	386.3	388.0	388.0
Water area	58.5	58.5	58.5	58.5
Nonfederal land	3,784.9	3,718.4	3,716.7	3,716.7
Developed	153.2	156.6	176.8	185.5
Rural	3,631.7	3,561.8	3,539.9	3,531.2
LAND COVER OR USE				
Nonfederal rural land	3,631.7	3,561.8	3,539.9	3,531.2
Cropland	302.0	294.2	274.4	243.9
Cultivated	267.1	252.1	228.6	3/ 197.2
Irrigated	169.4	13.6	197.2	103.0
Nonirrigated	97.7	88.5	89.8	94.2
Noncultivated	34.9	42.1	45.8	46.7
Irrigated	8.2	10.4	24.2	22.4
Nonirrigated	26.7	31.7	21.6	24.3
Conservation Reserve Program land	-	-	-	-
Pastureland	87.5	79.5	90.7	89.3
Rangeland	946.7	936.8	945.9	945.7
Forest land	1,619.2	1,588.1	1,530.2	1,514.3
Other rural land	676.3	663.2	698.7	738.0
PRIME FARMLAND, BY COVER OR USE				
Total rural land	284.3	272.8	268.0	268.4
Cropland	184.3	179.8	168.8	149.5
Conservation Reserve Program land	-	-	-	-
Pastureland	41.4	36.9	41.9	41.6
Rangeland	32.7	31.7	31.7	40.1
Forest land	24.8	22.9	21.9	22.4
Other rural land	1.1	1.5	3.7	14.8

1/ Data for 1982 through 1992 revised based on 1997 publication. 1997 data are preliminary.

2/ Includes ceded land; excludes leased land and submerged land.

3/ At the 95-percent confidence interval, estimated standard error is 19.0.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service (formerly the Soil Conservation Service), *1997 National Resources Inventory*

<http://www.nhq.nrcs.usda.gov/NRI/1997/>

**Table 6.02-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU:
1992 AND 1997**

Subject	June 1992: Oahu total	June 1997		
		Oahu total	Honolulu district	Rest of Oahu
LAND USE (IN ACRES)				
All existing uses	375,220	374,889	54,117	320,772
Residential	30,162	32,104	9,914	22,189
Industrial	9,361	9,597	3,793	5,804
Commercial	4,464	4,277	1,544	2,733
Hotel	305	317	130	187
Agriculture	69,927	56,846	300	56,545
Usable vacant	39,769	48,256	2,431	45,825
Other	221,233	223,493	36,005	187,489
STRUCTURES BY YEAR BUILT 1/				
All structures	156,126	165,733	64,450	101,283
Before 1930	7,922	6,387	5,016	1,371
1930 to 1939	8,770	8,268	5,287	2,981
1940 to 1949.	14,788	14,139	8,180	5,959
1950 to 1959	29,744	29,180	14,002	15,178
1960 to 1969	40,999	40,618	15,325	25,290
1970 to 1979	28,096	28,252	8,126	20,126
1980 to 1989	20,245	20,206	5,220	14,986
1990 and later	5,562	18,689	3,294	15,389
DWELLING UNITS BY TYPE 1/				
All dwelling units	271,108	290,715	152,041	138,674
Single family and duplex	144,815	153,592	58,107	95,485
Low density multi-family	15,760	23,672	1,392	22,280
High density multi-family	110,533	113,451	92,542	20,909

1/ Data exclude structures on military bases.

Source: City and County of Honolulu, Planning Information Branch, records.

**Table 6.03-- ESTIMATED ACREAGE OF LAND USE DISTRICTS:
1964 TO 1999**

[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
1978: December	4,111,500	151,929	1,976,106	1,974,230	9,235
1983: December	4,112,388	156,568	1,975,473	1,970,146	10,201
1984: December	4,112,388	158,620	1,969,351	1,974,236	10,181
1985: December	4,112,388	163,211	1,968,804	1,970,189	10,184
1986: December	4,112,388	165,165	1,967,638	1,969,401	10,184
1987: December	4,112,388	166,507	1,967,168	1,968,524	10,189
ADJUSTED 3/					
1987: December	4,112,388	165,607	1,967,247	1,969,345	10,189
1988: December	4,112,388	171,230	1,967,194	1,963,766	10,198
1989: December	4,112,388	175,285	1,960,976	1,965,935	10,192
1990: December	4,112,388	178,114	1,960,608	1,963,491	10,175
1991: December	4,112,388	181,407	1,959,621	1,961,294	10,066
1992: December	4,112,388	180,912	1,960,615	1,960,795	10,066
1993: December	4,112,388	187,697	1,958,897	1,955,704	10,090
1994: December	4,112,388	189,418	1,974,549	1,938,505	9,916
1995: December	4,112,388	190,257	1,976,016	1,936,197	9,918
1996: December	4,112,388	191,941	1,974,994	1,935,526	9,927
1997: December	4,112,388	192,158	1,974,994	1,935,305	9,931
1998: December	4,112,388	193,001	1,974,994	1,934,423	9,970
1999: December	4,112,388	194,592	1,974,994	1,932,792	10,010

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: DECEMBER 31, 1999**

[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 1/	Classification by State Land Use Commission 2/			
		Urban	Conservation	Agricultural	Rural
State total	4,112,388	194,592	1,974,994	1,932,792	10,010
Hawaii	2,573,400	53,339	1,305,706	1,213,639	716
Maui	465,800	21,389	194,836	245,797	3,778
Kahoolawe	28,800	-	28,800	-	-
Lanai	90,500	3,228	38,197	46,678	2,397
Molokai	165,800	2,539	49,768	111,627	1,866
Oahu	386,188	99,684	156,618	129,886	-
Kauai	353,900	14,413	198,769	139,465	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 6.05-- 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/ Percent	4,035,601 100.0	338,035 8.4	1,188,242 29.4	14,898 0.4	2,494,426 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, Economic Development & Tourism.

Table 6.06-- LAND PARCELS, BY COUNTIES: FISCAL YEARS 1991 TO 2001

[Fiscal year ending June 30]

Fiscal Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1991	424,111	224,339	50,966	124,902	23,904
1992	431,271	227,449	52,362	126,497	24,963
1993	438,388	231,893	53,414	127,444	25,637
1994	446,276	236,138	55,379	128,543	26,216
1995	452,568	240,652	56,108	128,954	26,854
1996	459,646	245,257	57,044	129,708	27,637
1997	467,966	250,320	57,992	131,060	28,594
1998	471,942	252,587	58,866	131,658	28,831
1999	475,538	254,282	59,852	132,366	29,038
2000	476,194	256,839	58,866	131,658	28,831
2001	484,467	258,162	62,213	134,573	29,519

Source: City and County of Honolulu, Department of Budget & Fiscal Services (Department of Finance through 1999), Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates, & Exemptions, State of Hawaii* (annual).

**Table 6.07-- REAL PROPERTY TAX EXEMPTIONS FOR CEMETERIES,
CHURCHES, HOSPITALS AND SCHOOLS, BY COUNTIES: 2000-2001**

[For fiscal year ended June 30]

Category	Cemeteries	Churches	Hospitals	Schools
PARCELS				
State total	106	1,459	103	185
Honolulu	48	800	79	125
Maui	5	228	12	7
Hawaii	44	296	3	49
Kauai	9	135	9	4
AMOUNT (\$1,000)				
State total	44,704	1,111,958	498,903	649,398
Honolulu	39,690	853,098	449,262	569,675
Maui	71	131,128	26,900	18,923
Hawaii	2,666	85,137	10,908	40,023
Kauai	2,277	42,596	11,833	20,778

Source: City and County of Honolulu, Department of Finance, Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates & Exemptions, 2000-2001 Tax Year, State of Hawaii* (July 2000) and <http://www.co.honolulu.hi.us/rpa/staterpt.htm>

**Table 6.08-- LAND OWNED IN FEE SIMPLE BY SELECTED LARGE
LANDOWNERS: 1997 TO 1999**

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

Landowner	1997	1998	1999
Eight large landowners	996,226	992,998	981,844
Percent of total land area 1/	24.2	24.2	23.9
Bernice P. Bishop Estate 2/	366,098	366,374	366,252
Parker Ranch	136,602	136,436	136,406
Castle & Cooke, Inc.	100,023	99,909	99,791
Dole Food Company, Inc.	28,745	28,685	28,518
Samuel M. Damon Estate	121,595	121,595	121,360
Alexander and Baldwin Properties	93,020	93,080	91,226
C. Brewer and Company, Ltd.	79,343	76,219	75,891
James Campbell Estate	70,800	70,700	62,400

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

2/ As of July 1.

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

Table 6.09-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 1995 TO 1999

[As of September 30]

Subject	1995	1996	1997	1998	1999
OWNED					
Number of installations	262	256	254	265	563
Land area, total (acres)	350,932.7	350,221.2	350,151.4	605,362.0	618,327.3
Percent of State area	8.5	8.5	1/ 8.5	1/ 14.8	1/ 15.1
Urban	20,626.0	125,628.7	125,628.7	125,493.8	126,642.1
Rural	330,306.7	224,592.5	224,522.7	479,868.2	491,685.2
Number of buildings	15,084	15,166	15,145	14,827	14,967
Floor area of bldgs. (1,000 sq. ft.)	76,136	77,846	77,834	72,324	72,324
Cost, total (\$1,000) 2/	3,212,033	3,397,303	3,398,474	3,372,301	3,584,825
Land	70,393	64,021	64,021	69,520	67,503
Buildings	2,192,454	2,383,306	2,384,505	2,415,232	2,576,501
Structures and facilities	949,186	949,976	949,948	887,549	940,821
Predominant usage of land (acres):					
Agriculture and grazing	-	-	-	-	-
Forest and wildlife	1,384.3	450.0	450.0	255,806.4	267,670.0
Parks and historic sites	220,526.7	220,526.7	220,526.7	220,526.7	220,526.7
Power development and distribution	-	-	-	-	-
Military, excluding airfields	111,014.5	111,025.5	111,025.5	113,937.6	117,105.1
Airfields	6,794.9	6,794.4	6,794.4	3,890.7	289.1
Harbor and port facilities	2.2	2.2	2.2	22.9	22.9
Reclamation and irrigation	-	-	-	-	-
Office building locations	62.4	61.7	61.7	61.7	51.3
Flood control and navigation	-	-	-	-	-
Vacant	1.5	1.5	1.5	1.5	-
Institutional	-	-	-	-	-
Housing	-	-	-	-	-
Storage	778.2	772.8	772.8	632.2	638.0
Industrial	8,996.3	9,144.9	9,144.9	9,141.8	8,838.0
Research and development	209.5	279.3	209.5	178.3	209.0
Misc. land	1,162.2	1,162.2	1,162.2	1,162.2	-
LEASED					
Number of leases	542	533	531	525	532
Land area, total (acres)	72,572.4	72,653.6	72,653.6	66,346.4	72,655.9
Urban	633.7	633.7	633.7	633.5	633.5
Rural	71,938.7	72,019.9	72,019.9	65,712.9	72,022.7
Number of building locations	644	641	639	635	657
Floor area of buildings (1,000 sq. ft.)	1,038.6	1,017.7	1,015.5	993.1	1,226.1
Annual rental (\$1,000)	13,680	13,965	13,906	13,781	18,916

Footnotes and source on next page.

Table 6.09-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 1995 TO 1999 -- Con.

1/ An unpublished correction to the source, shows the U.S. percentage was 24.8 and the Hawaii percentage ranking to be the 17th highest among the 50 States and D.C. A rank of 1 indicates the state or area that has the largest percentage of land owned by the Federal Government. Similarly, in 1998, the U.S. percentage was 28.8 and the Hawaii percentage ranked the 14th highest while in 1999, the U.S. percentage was 27.7 and again, the Hawaii percentage ranked the 14th highest.

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, Real Property Clearinghouse, accessed August 21, 2000 at <http://policyworks.gov/org/main/mp/library/policydocs/wwi.htm>

**Table 6.10-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE,
LESSEES, AND APPLICANTS, BY ISLANDS: JUNE 30, 1999**

[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 1/	199,257	115,951	30,862	25,386	6,848	20,211
Homestead leases 2/	6,809	1,931	654	809	2,916	499
Residential	5,375	1,171	514	382	2,858	450
Agricultural	1,059	487	66	401	58	47
Pastoral	375	273	74	26	-	2
Applicant waiting list 2/	30,383	11,509	5,964	1,645	7,881	3,384
Residential	16,248	4,902	2,777	705	6,373	1,491
Agricultural	12,169	5,350	2,816	798	1,508	1,697
Pastoral	1,966	1,257	371	142	-	196

1/ Data based on latest figures from the trust resolution project. Acreages are rounded to the nearest acre and include 12,057 acres of new lands out of the 16,518-acre land transfer from the Public Land Trust and 20 acres from the Hawaiian Home Lands Recovery Act. Oahu total includes 14.4 acres of Kalawahine land provided under Act 150, SLH 1990, 1,356 acres at Lualualei under Executive Orders to the the U.S. Navy, 53.615 acres at Princess Kahanu Estates, and 20.114 acres at Waianae Kai. Act 95, SLH 1996, also transferred 51.324 acres at Kealakehe (La'i'opua) and 37.839 acres at Kapolei, Oahu, as part of the land claims settlement. DHHL also purchased 57.160 acres at Waiehu Kou, Maui.

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 18,660. 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, 1999**

[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					
Public lands	397.9	19.5	296.9	38.0	43.5
General lease 1/ 2/	224.7	4.7	184.6	22.9	12.5
Revocable permit 1/ 3/	41.5	1.3	23.2	4.4	12.6
Unencumbered lands 4/	131.7	13.5	89.1	10.7	18.4
Lands set aside to other government agencies	758.0	42.9	525.1	96.6	93.4
Executive order 1/	255.9	13.7	199.9	23.9	18.4
Governor's proclamation	502.1	29.2	325.2	72.7	75.0
Dept. of Hawaiian Home Lands	(NA)	(NA)	(NA)	(NA)	(NA)
University of Hawaii	(NA)	(NA)	(NA)	(NA)	(NA)
Hawaii Housing Authority	(NA)	(NA)	(NA)	(NA)	(NA)
Highways and roads	(NA)	(NA)	(NA)	(NA)	(NA)

1/ Acreage may include overlapping encumbrances.

2/ Long-term leases. Mostly agricultural and pasture land. Includes land covered by water licenses not set aside to other government agencies.

3/ Month-to-month leases. Mostly agricultural and pasture land. Includes land licenses.

4/ Parcels with no documents and not in use.

Source: Hawaii State Department of Land and Natural Resources, Land Management Division, records.