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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, sugar cane land in Section 22, and foreign ownership on Section 24.

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.

Tabulations by the U.S. Department of Agriculture, U.S. 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 Budget and Fiscal Services Department, and City and County of Honolulu Planning Research Branch provided the data for this section. *Historical Statistics of Hawaii*, Section 12, contains limited information for earlier years. National data on land use are available in Sections 6, 17, and 26 of the *Statistical Abstract of the United States: 2004-2005*.

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

[In thousands 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	1987	1992	1997 1/
Total surface area	4,158.4	4,158.4	4,158.4	4,158.4
Land ownership				
Federal land 2/	321.5	388.0	389.7	361.2
Water area	52.5	52.6	52.4	52.4
Nonfederal land	3,784.4	3,717.8	3,716.3	3,744.8
Developed	149.2	153.1	172.9	179.7
Rural	3,635.2	3,564.7	3,543.4	3,565.1
Land cover or use 3/				
Nonfederal rural land	3,635.2	3,564.7	3,543.4	3,565.1
Cropland	303.1	294.7	274.4	246.3
Cultivated	268.2	252.6	228.6	198.0
Irrigated	169.2	162.9	134.7	101.6
Nonirrigated	99.0	89.7	93.9	96.4
Noncultivated	34.9	42.1	45.8	48.3
Irrigated	8.6	11.0	23.9	21.8
Nonirrigated	26.3	31.1	21.9	26.5
Conservation Reserve Prog. land 4/	-	-	-	-
Pastureland	41.0	33.8	36.1	35.9
Rangeland	1,006.1	996.4	1,011.7	1,008.7
Forest land	1,663.2	1,633.6	1,621.3	1,635.2
Other rural land	621.8	606.2	599.9	639.0
Prime farmland, by cover or use 5/				
Total rural land	269.7	257.9	248.8	249.1
Cropland	185.9	180.6	169.6	150.0
Conservation Reserve Prog. land 4/	-	-	-	-
Pastureland	19.5	15.0	15.6	15.5
Rangeland	38.1	37.4	36.6	43.6
Forest land	25.1	23.4	24.3	25.1
Other rural land	1.1	1.5	2.7	14.9

1/ Annual NRI surveys were conducted in 2001 and 2002 but only covered the 48 contiguous states. Future estimates will also cover Hawaii, Alaska, the Caribbean, and selected Pacific Basin islands. See the 2002 Annual NRI Introduction <<http://www.nrcs.usda.gov/technical/land/nri02/>> for discussion.

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

3/ Land cover is the vegetation or other kind of material that covers the land surface. Land use is the purpose of human activity on the land; it is usually, but not always, related to land cover. The NRI uses the term land cover/use to identify categories that account for all the surface area of the United States.

4/ Land under a federal program established under the Food Security Act of 1985 to assist private landowners to convert highly erodible cropland to vegetative cover for 10 years.

5/ Prime farmland has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service (formerly the Soil Conservation Service), *1997 National Resources Inventory* (revised December 2000)

<[http://www.nrcs.usda.gov/technical/NRI/1997/summary\\_report](http://www.nrcs.usda.gov/technical/NRI/1997/summary_report)> accessed June 24, 2005.

**Table 6.02-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU:  
1994 AND 1998**

Subject	June 1994: Oahu total	June 1998		
		Oahu total	Honolulu district	Rest of Oahu
<b>LAND USE (IN ACRES)</b>				
All existing uses	375,146	374,870	54,125	320,745
Residential	31,110	32,110	9,913	22,197
Industrial	8,658	9,571	3,790	5,781
Commercial	4,177	4,277	1,543	2,734
Hotel	319	315	128	187
Agriculture	70,400	56,954	300	56,654
Usable vacant	38,632	48,084	2,449	45,635
Other	221,851	223,559	36,002	187,557
<b>STRUCTURES BY YEAR BUILT 1/</b>				
All structures	160,693	165,783	64,351	101,432
Before 1930	6,777	6,337	4,977	1,360
1930 to 1939	8,537	8,225	5,266	2,959
1940 to 1949	14,477	14,087	8,145	5,942
1950 to 1959	29,516	29,109	13,961	15,148
1960 to 1969	40,846	40,581	15,305	25,276
1970 to 1979	28,324	28,247	8,122	20,125
1980 to 1989	20,244	20,197	5,215	14,982
1990 and later	11,972	19,000	3,360	15,640
<b>DWELLING UNITS BY TYPE 1/</b>				
All dwelling units	280,846	291,999	153,035	138,964
Single family and duplex	148,850	153,609	58,002	95,607
Low density multi-family	20,639	23,797	1,392	22,405
High density multi-family	111,357	114,593	93,641	20,952

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:  
1969 TO 2004**

[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/					
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
2000: December	4,112,388	193,308	1,976,004	1,933,066	10,010
2001: December	4,112,388	194,556	1,974,106	1,933,687	10,039
2002: December	4,112,388	195,495	1,973,973	1,932,862	10,058
2003: December	4,112,388	196,215	1,973,636	1,932,429	10,108
2004: December 4/	4,112,388	196,991	1,973,636	1,931,378	10,383

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.

4/ May be revised, pending updates of County records.

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, 2004**

[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	196,991	1,973,636	1,931,378	10,383
Hawaii 3/	2,573,400	53,722	1,304,347	1,214,527	804
Maui	465,800	22,185	194,836	244,726	4,053
Kahoolawe	28,800	-	28,800	-	-
Lanai	90,500	3,257	38,197	46,639	2,407
Molokai	165,800	2,539	49,768	111,627	1,866
Oahu 3/	386,188	100,730	156,619	128,839	-
Kauai	353,900	14,558	198,769	139,320	1,253
Niihau	45,700	-	-	45,700	-
Kaula and Lehua	400	-	400	-	-
Other islands 4/	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/ May be revised, pending updates of County records.

4/ 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-- NUMBER OF LAND RECORDS, BY COUNTIES: 1991 TO 2005**

[Fiscal year ending June 30. Records include taxable, multi-use parcels]

<b>Year</b>	<b>State total</b>	<b>City and County of Honolulu</b>	<b>County of Maui</b>	<b>County of Hawaii</b>	<b>County of Kauai</b>
1991	426,392	224,880	51,585	125,779	24,148
1992	433,618	228,025	52,997	127,379	25,217
1993	441,747	233,464	54,039	128,337	25,907
1994	449,744	237,815	55,994	129,434	26,501
1995	456,003	242,285	56,726	129,856	27,136
1996	463,137	246,933	57,665	130,623	27,916
1997	471,212	251,731	58,624	131,981	28,876
1998	475,122	253,886	59,505	132,605	29,126
1999	478,737	255,589	60,490	133,322	29,336
2000	483,879	258,121	61,897	134,308	29,553
2001	487,646	259,456	62,873	135,499	29,818
2002	(NA)	260,662	(NA)	(NA)	30,097
2003	474,660	252,435	60,472	133,321	28,432
2004	478,628	255,029	60,537	134,290	28,772
2005	482,645	258,415	61,273	134,021	28,936

NA Not available.

Source: City and County of Honolulu, Department of Budget & Fiscal Services, Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates, & Exemptions 2004-2005 Tax Year, State of Hawaii* (July 2004) <[http://www.co.honolulu.hi.us/rpa/03\\_staterpt.htm](http://www.co.honolulu.hi.us/rpa/03_staterpt.htm)> accessed November 3, 2004 and earlier reports and as the Department of Finance.

**Table 6.06-- REAL PROPERTY TAX EXEMPTIONS FOR CEMETERIES,  
CHURCHES, HOSPITALS AND SCHOOLS, BY COUNTIES: 2005**

[Fiscal year ending June 30]

Category	Cemeteries	Churches	Hospitals	Schools
NUMBER				
State total	108	1,504	111	181
Honolulu	46	828	89	116
Maui	6	238	13	11
Hawaii	44	300	2	51
Kauai	12	138	7	3
AMOUNT (\$1,000)				
State total	46,116	1,365,336	561,411	720,712
Honolulu	39,061	1,004,225	507,194	610,177
Maui	507	178,969	30,819	29,604
Hawaii	2,661	107,270	11,986	60,154
Kauai	3,886	74,872	11,412	20,777

Source: City and County of Honolulu, Department of Budget and Fiscal Services, Real Property Assessment Division, *Real Property Tax Valuations, Tax Rates & Exemptions, 2004-2005 Tax Year, State of Hawaii* (July 2004) <[http://www.co.honolulu.hi.us/rpa/03\\_staterpt.htm](http://www.co.honolulu.hi.us/rpa/03_staterpt.htm)> accessed November 3, 2004.

**Table 6.07-- LAND OWNED IN FEE SIMPLE BY SELECTED LARGE  
LANDOWNERS: 2000 TO 2003**

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

<b>Landowner</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>
Eight large landowners	976,393	971,977	953,907	822,606
Percent of total land area 1/	23.8	24	23.2	20.0
Kamehameha Schools 2/	366,042	366,458	365,794	365,760
Parker Ranch	136,332	136,686	135,312	134,446
Castle & Cooke, Inc.	95,200	94,973	94,760	94,737
Dole Food Company, Inc.	28,515	28,512	28,507	28,472
Samuel M. Damon Estate	121,360	121,360	121,357	3/ 5,336
Alexander and Baldwin, Inc.	90,800	90,600	90,600	90,000
C. Brewer and Company, Ltd.	75,744	71,188	55,377	44,210
James Campbell Estate	62,400	62,200	62,200	59,645

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

2/ Formerly known as Bernice P. Bishop Estate. Data as of July 1.

3/ A significant amount of land was conveyed to various entities in 2003.

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

**Table 6.08-- REAL PROPERTY OWNED BY OR LEASED TO THE FEDERAL GOVERNMENT: 2002 TO 2004**

[As of September 30]

Subject	2002	2003	2004
Total number of buildings	15,667	16,640	(NA)
Owned	15,468	16,459	13,642
Leased	199	181	(NA)
Total building area (sq. ft.)	79,001,619	86,478,316	75,838,083
Owned	78,224,966	85,728,813	74,590,794
Leased	776,653	749,503	1,247,289
Total acres owned by the Federal Government	672,805.6	671,579.8	796,725.5
Public domain 1/	267,944.5	270,011.1	(NA)
Acquired by other methods 2/	404,861.1	401,568.7	(NA)
Acreage of the State of Hawaii	4,105,600.0	4,105,600.0	4,105,600.0
Percentage owned by the Federal Government	16.4	16.4	19.4

NA Not available.

1/ Public Domain refers to land the Federal Government owned by virtue of its sovereignty. Public domain includes land that has never left Federal ownership, land acquired by the Federal Government in exchange for other public land, and land reverting to Federal ownership as the result of public land laws.

2/ Includes any land acquired by purchase, condemnation, donation, exchange, and other acquisition methods.

Source: U.S. General Services Administration, *Federal Real Property Profile* (annual), tables 10 and 16 and Ibid. *Annual Report 2004 Final*, tables 10 and 16 <<http://www.gsa.gov/realpropertyprofile>> accessed May 16, 2005.

**Table 6.09-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: 2003 AND 2004**

[As of June 30. 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	Lanai	Molokai	Oahu	Kauai
2003							
Acreage 1/	202,658	117,313	31,688	50	25,769	7,273	20,565
Homestead leases 2/	7,350	2,085	761	-	835	3,156	513
Residential	5,875	1,307	619	-	389	3,096	464
Agricultural	1,089	497	66	-	419	60	47
Pastoral	386	281	76	-	27	-	2
Applicant waiting list 2/	33,479	12,083	6,483	-	1,683	9,776	3,454
Residential	17,592	4,925	2,926	-	693	7,595	1,453
Agricultural	13,723	5,737	3,186	-	837	2,181	1,782
Pastoral	2,164	1,421	371	-	153	-	219
2004							
Acreage 3/	202,658	117,313	31,688	50	25,769	7,273	20,565
Homestead leases 2/	7,418	2,091	776	-	835	3,191	525
Residential	5,934	1,306	634	-	387	3,131	476
Agricultural	1,096	502	66	-	421	60	47
Pastoral	388	283	76	-	27	-	2
Applicant waiting list 2/	34,327	12,360	6,680	70	1,686	10,049	3,482
Residential	17,989	5,031	2,995	70	687	7,750	1,456
Agricultural	14,072	5,834	3,295	-	844	2,299	1,800
Pastoral	2,266	1,495	390	-	155	-	226

NA Not available.

1/ Acreage rounded to the nearest whole acre. Data based on latest figures from the trust resolution project. Acreage includes 14,615 acres of new lands from the 16,518-acre land transfer from the Public Land Trust and 483 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 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; and 60.433 acres at Kealakehe, Hawaii.

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 20,000. Data are subject to audit.

3/ Acreage rounded to the nearest whole acre.

Source: Hawaii State Department of Hawaiian Home Lands, *Annual Report 2004*, pp. 12 and 21  
<<http://www.state.hi.us/dhhl/annualrpt04.pdf>> accessed June 1, 2005 and records.

**Table 6.10-- STATE PUBLIC AND SET-ASIDE LAND INVENTORY,  
BY COUNTY: JANUARY 10, 1999**

[In thousands of acres]

<b>Type of document</b>	<b>State total</b>	<b>City and County of Honolulu</b>	<b>County of Hawaii</b>	<b>County of Kauai</b>	<b>County of Maui</b>
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

NA Not available.

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.