



Land Holdings

LAND

The total land area in the State of Hawai'i is approximately 4,112,388 acres, spread out over eight major islands with Hawai'i Island accounting for about two-thirds of the total. Over the millennia, lava flow and other natural processes characteristic to the land masses were converted to grasslands and forests. Native Hawaiians traveling to the islands on traditional sailing vessels began the process of human development centuries ago.

Ever since Kamehameha unified the islands at the beginning of the 19th Century, land and the control of land have been central to political, economic and social power in Hawai'i. During this time, land use and ownership in Hawai'i have changed dramatically. Prior to the 1848 Mahele, Native Hawaiians were sole custodians of the land. By the close of the 20th Century, Hawai'i's primary cash crop of sugar cane has been marginalized while residential, industrial and recreational land uses have increased under the jurisdiction of local, state, and federal government, and private landowners. From a geographical perspective, changes to the land are apparent in previously cultivated land covers. Natural processes such as the conversion of old lava flows to grasslands; and human development mostly in the form of resorts and hotels along the coasts.

Unlike most other states, the state of Hawai'i retains some land use control. There are four statewide land use districts: conservation, agricultural, urban, and rural. Conservation and agricultural lands constitute 95% of Hawai'i's land use districts. Re-designation of land use districts is delegated to the State Land Use Commission. Counties control land use in the rural and urban districts.

The current land tenure in the State of Hawai'i is highly concentrated among few owners. The government (federal, state, county) owns approximately 38% of the land, while six private landowners own 36% of the remaining 62% of the total land in the State. The Department of Hawaiian Homelands, the state office that administers land set aside for the use and benefit of native Hawaiians, administers 201,660 acres of homestead lands. The bulk of these lands are located on the islands of Hawai'i (58%) and Maui (15%). Of the 201,660 acres, only 42% of the homestead lands are currently in use.

Estimated Acreage of Land Use Districts, By Islands: December 31, 2003

Island	Total Area 1/	Classification by State Land Use Commission 2/			
		Urban	Conservation	Agricultural	Rural
State total	4,112,388	196,215	1,973,636	1,932,429	10,108
Hawai'i	2,573,400	53,722	1,304,347	1,214,527	804
Maui 3/	465,800	21,409	194,836	245,777	3,778
Kaho'olawe	28,800	-	28,800	-	-
Lāna'i	90,500	3,257	38,197	46,639	2,407
Moloka'i	165,800	2,539	49,768	111,627	1,866
O'ahu 3/	386,188	100,730	156,619	128,839	-
Kaua'i	353,900	14,558	198,769	139,320	1,253
Ni'ihau	45,700	-	-	45,700	-
Ka'ula 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 for 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.

Land Owned in Fee Simple by Selected Large Landowners: 2000 to 2003

Landowner	2000	2001	2002	2003
Eight large landowners	976,393	971,977	953,907	822,606
Percent of total land area ¹	23.8	23.6	23.2	20.0
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
Castle & Cooke, Inc.	95,200	94,973	94,760	94,737
Dole Food Company, Inc.	28,515	28,512	28,507	28,472
James Campbell Estate	62,400	62,200	62,200	59,645
Kamehameha Schools	366,042	366,458	365,794	365,760
Parker Ranch	136,332	136,686	135,312	134,446
Samuel M. Damon Estate	121,360	121,360	121,357	5,336 ²

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

² 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.

Queen Lili'uokalani Trust Land Holdings - 2004

Island	Acres	% of Total Land in Hawai'i
O'ahu	83	1%
Hawai'i	6,284	99%
TOTAL	6,367	100%

Source: Queen Lili'uokalani Trust

Queen Lili'uokalani Trust - Usage of Land Holdings

Island / Use	Acres	% of Total Land in Hawai'i
O'ahu		
Commercial	2	2%
Agricultural	59	71%
Hotel	9	11%
Residential	13	16%
TOTAL	83	100%
Hawai'i		
Commercial	416	7%
Agricultural	1,425	23%
Industrial	68	1%
Conservation / Open	4,346	69%
Residential	29	0%
TOTAL	6,284	100%
Statewide		
Commercial	418	6.6%
Agricultural	1,484	23.3%
Hotel	9	0.1%
Industrial	68	1.1%
Conservation / Open	4,346	68.3%
Residential	42	0.7%
TOTAL	6,367	100.1%

Source: Queen Lili'uokalani Trust

Lunalilo Trust - Land Holdings

Island	Useage	% of Total Land in Hawai'i	Acres
O'ahu	Lunalilo Homes	100%	5
TOTAL		100%	5

Source: Lunalilo Trust

Kamehameha Schools - Land Holdings

Useage	Acres	Percent Dedicated per Use
Total KS-owned lands Statewide	365,000	
Agricultural		47.12
Conservation		47.67
Commerical Assets		4.3
Residential Assets		< 1.00

Source: Kamehameha Schools

Department of Hawaiian Homelands Land Use Summary by Island in Acres

Acreage Use	Total State	Hawaii	Maui	Molokai	Oahu	Kauai	Lanai
Homesteads	42,112	27,288	2,022	11,005	968	815	14
General Leases	51,540	46,159	512	1,767	50	3,052	-
Licenses	36,698	16,070	7,088	304	201	13,035	-
Others	71,310	27,446	22,066	12,310	5,796	3,656	36
TOTAL	201,660	116,963	31,688	25,386	7,015	20,558	50

Department of Hawaiian Homelands Income Summary by Use and Island

Land Use	Total State	Hawaii	Maui	Molokai	Oahu	Kauai	Lanai
Industrial Leases	\$3,394,905	\$1,646,184	\$-	\$-	\$1,748,721	\$-	\$-
Commerical Leases	\$1,821,944	\$1,446,944	\$-	\$-	\$375,000	\$-	\$-
Pasture/Agriculture Leases	\$291,388	\$206,323	\$49,400	\$9,690	\$5,967	\$20,008	\$-
Other Leases	\$431,220	\$89,655	\$1,530	\$175,240	\$164,315	\$480	\$-
Revocable Permits	\$352,184	\$57,667	\$24,048	\$17,325	\$173,144	\$80,000	\$-
Right of Entry Permits	\$12,200	\$-	\$-	\$12,200	\$-	\$-	\$-
Licenses	\$626,137	\$303,502	\$5,162	\$31,387	\$254,628	\$31,458	\$-
TOTAL	\$6,929,978	\$3,750,275	\$80,140	\$245,842	\$2,721,775	\$131,946	\$0.00

Source: Department of Hawaiian Homelands Annual Report