

**PUBLIC LAND
POLICY IN
HAWAII:**

MAJOR LANDOWNERS

LEGISLATIVE REFERENCE BUREAU

Report No. 3, 1967

STATE OF HAWAII

STATE - OWNED LAND

ISLAND OF HAWAII

(Maps of other major islands appear on inside back cover)



Maps prepared by Planning Office
Dept. of Land and Natural Resources

UNIVERSITY OF HAWAII

Legislative Reference Bureau

May 12, 1970

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**PUBLIC LAND
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HAWAII:
MAJOR LANDOWNERS**

ROBERT H. HORWITZ
Professor of
Political Science
Professor of Political Science
Kenyon College

JUDITH B. FINN
Center for Natural Resources
Policy Studies and Program
University of Wisconsin

Assisted by
MARIE GILLESPIE
Formerly, Research Assistant
Legislative Reference Bureau
University of Hawaii

KAREN T. UEMOTO
Formerly, Research Assistant
Legislative Reference Bureau
University of Hawaii

Report No. 3, 1967

LEGISLATIVE REFERENCE BUREAU

UNIVERSITY OF HAWAII
Honolulu, Hawaii 96822

FOREWORD

Publication of this edition of the Legislative Reference Bureau's report on Hawaii's major landowners constitutes one of the concluding phases of a research program dealing with public land policy in Hawaii. This research program was initiated by the Legislative Reference Bureau in 1963 at the request of Hawaii's State Legislature. The Bureau was asked to prepare a comprehensive historical analysis of public land policies and practices of the federal and state governments, with particular emphasis on a review and analysis of land policy in Hawaii from 1893 to the present. Three major monographs were prepared in response to this request: Hawaii's Public Land Laws: 1897-1963 (1963); Land Exchanges (1964) and The Multiple-Use Approach (1965).

Public response to publication of the major landowners study was such that copies of the monograph were quickly exhausted. The volume has been out-of-print for several years and virtually unobtainable. Because of continuing, persistent demand for the volume and because the data contained in it are indispensable for adequate understanding and consideration of the analyses presented in other monographs in this series, especially the concluding volume, the Bureau is responding to the suggestion of legislators and others to make this new edition available.

The 1963 legislative request for research on land policy in Hawaii was broadened and extended in 1965 through Senate Resolution Number 128, which requested that the Legislative Reference Bureau update its 1961 study of Hawaii's "large private land owners" inasmuch as "current data concerning land ownership and use are not sufficient to permit adequately informed major policy determinations affecting this vital community resource." Specifically, this Senate Resolution requested that the Legislative Reference Bureau study Hawaii's "large private land owners and land use, giving special attention to the many important factors relating to our land resources."

By thus broadening its mandate to the Legislative Reference Bureau, the Legislature has emphasized the interdependence of all aspects of land policy in Hawaii. This connection may be more readily appreciated when we realize that title to nearly half of Hawaii's land is held by the state and federal governments. Inevitably, therefore, public land policy in Hawaii has direct and substantial bearing upon the ownership and use of privately-owned land. It follows that Hawaii's policy makers can hardly undertake the formulation of public land policy without due consideration of the characteristics of private ownership of land.

This study of Hawaii's major landowners would not have been possible without the close cooperation of many individuals, especially Nancy K. Hammond of the Social Science Research Bureau, Michigan State University. Mrs. Hammond coordinated the work of the numerous specialists who contributed to this report in addition to editing the manuscript. Mr. David Wright, assisted by Gary Valade, wrote the computer programs utilized in this study. Computer work was carried out by the computer centers at Michigan State University and at the University of Hawaii. Mr. Philip Marcus of Michigan State University rendered valuable assistance throughout the preparation of this study, as did Miss Jane Tsuchiyama of the Legislative Reference Bureau. We are deeply obligated to Mrs. Faith N. Fujimura, cartographer at the Land Study Bureau for graphics work depicting the structure of Hawaii's major agricultural corporations and for the maps depicting land ownership. Dr. Harold Baker, Director of the Land Study Bureau, generously permitted publication of these maps and also assisted us by carefully reviewing the draft of this study. We are especially indebted to Mr. John H. L. Young, Mr. Michiki Adachi, Mr. Dennis K. Goda, Mr. Charles Kosaka, and Mr. George Mattos of the Hawaii State Department of Taxation. The staff members of the Business Registration Division of the Department of Regulatory Agencies and the Archives Division of the Department of Accounting and General Services were especially helpful. Miss Hanako Kobayashi of the Legislative Reference Bureau checked and ordered all footnote material.

Staff and financial assistance were provided through the All-University Research Fund of Michigan State University and by the Rockefeller Foundation. To those individuals and organizations here enumerated and to the many others who have generously assisted us in the preparation of this study, we express our sincere appreciation. Hawaii's large landowners and their land managers were extraordinarily generous in cooperating with the Legislative Reference Bureau throughout the preparation of this study.

To Professor Robert H. Horwitz, Chairman of the Department of Political Science at Kenyon College, I should like to express appreciation for his years of service as an associate of the Legislative Reference Bureau and for having served as Director of the Land Study Project since its inception in 1963.

Henry N. Kitamura
Director

August, 1969

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CHAPTER I

HISTORICAL BACKGROUND

Ownership and use of Hawaii's scarce land resources have been a persistent concern of the Islands' governments, from the early nineteenth century, when the first Western missionaries arrived to the present. This concern has been intensified because only a relatively small portion of the Islands' extremely limited land resources has proven to be of substantial economic value. In addition, ownership of land in Hawaii has always been extraordinarily concentrated.

The degree of concentration of land ownership in Hawaii reached its peak during the reign of Kamehameha I, the conqueror who first succeeded in uniting the major Hawaiian islands into a single kingdom. The scope and significance of his conquest with respect to Hawaii's land was succinctly stated in the constitution of 1840: "Kamehameha I was the founder of the Kingdom, and to him belonged all the land from one end of the islands to the other." Kamehameha I controlled his island empire through a system that generally has been termed "feudal." This designation is not surprising, given the many similarities of the early Hawaiian land system to that of medieval Europe. Still, designation of this early land system as "feudal" is misleading. To be sure, under Kamehameha's system, the various levels of tenants owed obedience to those above them in the hierarchy of rank. They also owed absolute obedience to the King. Tenants were required to pay land taxes to their superiors by offering services, artifacts, or a portion of the product of the land. Nevertheless, Hawaii's early land system was never fully or properly a feudal one, inasmuch as military service was not required of the lowest order of tenants, the commoners who actually tilled the land. Furthermore, tenants were not bound to the land by law. The chiefs had the right to expel commoners from the land for failure to cultivate it, and dissatisfied commoners occasionally sought to cultivate land held by other chiefs.

This traditional system of land tenure, characterized though it was by concentration of ownership and rigid, hierarchic control, was well-suited to the needs of the Hawaiian people during the period of the absolute monarchy. The viability and stability of this land system may be explained by several factors, among them the cooperative arrangements by which the community was bound together, and -- related to this -- the physical shape of the divisions into which the land of the Islands was partitioned.

Throughout the reign of Kamehameha I life in the Hawaiian community was tightly knit and highly integrated. The commoners

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(maka'ainahana, literally, "people of the land") worked together under the direction of chiefs and priests in the clearing of land, construction of extraordinarily complex and efficient irrigation systems, the building of extensive and sturdy sea walls and enormous artificial ponds for breeding fish, and many other communal endeavors. This cooperative development and utilization of natural resources was perfectly integrated with the basic division of Hawaii's land. The key land division was the ahupua'a, typically a wedge-shaped section of land whose boundaries extended from the highest point of an island to the sea. Designed to insure the self-sufficiency of its inhabitants, the ahupua'a varied considerably in size. Some ahupua'a were fairly small, while others were areas of a hundred thousand acres, or even more. The shape and size of each ahupua'a were designed to provide its residents with a full supply of life's necessities. Thus, from the upland forests came the logs required for canoes, ridge poles for buildings, bark for making tapa cloth, and fiber for fish lines. At lower elevations in the ahupua'a were the fertile, sparsely forested, kula lands, plains suited to the cultivation of sweet potatoes, dry taro, grain, and vegetables. Still lower on the slopes of the ahupua'a were the water sources from which complex water courses and irrigation systems that served to irrigate lush taro patches were developed. At sea level, groves of coconut trees and banana plants flourished. Finally, the inhabitants of the ahupua'a enjoyed exclusive fishing rights in the adjoining coastal waters.

Although the distribution of goods produced by this ancient land system was unequal and ruling was absolutistic and hierarchical, there is little question that the system functioned effectively in meeting community needs. Abundant evidence supports the view that the economy of the Islands was effectively developed within the limits of the technology available, and natural resources were carefully developed and protected. The aspect of this early land system that deserves special emphasis -- and is of the broadest general relevance for this study -- is that the system of land ownership and control fitted perfectly into the overall political and economic structure of the community.

More generally, it may be argued that an adequate understanding of any system of land tenure should be analyzed within the context of the overall existing political and economic organization of a community. This proposition is further illustrated by briefly considering the system of land tenure that replaced the system developed by Kamehameha I. During the early nineteenth century the increasing influence of Hawaii's growing number of Westerners, missionaries, merchants, seamen, and others produced revolutionary changes in the ancient Hawaiian community. Paganism gave way to Christianity, absolute mon-

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archy was modified by the introduction of constitutionalism. Changes in the way of life of the native people spread rapidly. The quasi-feudal system of land tenure was bitterly criticized as obstructing the "Westernization" of Hawaii, and mounting criticism of the land system induced Kamehameha III (1825-1854) to inaugurate the Great Mahele, or land division, based upon the principle of fee simple land tenure. Under the terms of the mahele, some 1,600,000 acres, or about two-fifths of the entire land area of the Hawaiian islands was vested in the ali'i, the native chiefs. They thereby acquired fee simple title to a substantial part of the land over which they had been exercising effective control during the reigns of Kamehameha I and Kamehameha II. Under the terms of the mahele, an additional million acres was designated "crown land," since it was intended for the support of the royal family. Most of the remaining million and a half acres were designated as "government" or "public land," since income received from its sale or lease was intended to finance operations of the government. The commoners of the kingdom were given title to approximately 30,000 acres, the bulk of which consisted of land long occupied and cultivated by them. Obviously, the mahele did little to change the structure of land tenure in Hawaii; indeed, it served to reinforce the long-standing pattern of concentrated ownership.

Concentration of land ownership increased as large-scale, plantation agriculture was introduced in Hawaii and was stimulated by high profits, especially from the export of sugar. The pattern of land tenure remained essentially unchanged, even though title to particular parcels was transferred; the ancient land division of the ahupua'a fitted the demands of the sugar industry as well as it had fitted the needs of the earlier economy. Control of a number of large, fertile ahupua'a frequently provided the base for plantation operations in that they included extensive, level areas of rich soil near the sea coast, abundant water supplies (which were sometimes augmented by the acquisition of water rights on other land), and forested areas from which wood for plantation mills and other uses could be obtained. Land unsuited for sugar production was often used for the ranching operations that augmented the plantation enterprises.

As plantation agriculture flourished in Hawaii, concentration of land ownership and control increased. Records of land sales reveal that plantations purchased considerable quantities of public land, while securing long-term leases on other portions of public land and crown land. The plantations also obtained title to many of the small land holdings received by native Hawaiians during the mahele. The Census of 1890 revealed something of the degree of concentration of land ownership as well as the extent to which title to land had been

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secured by the Islands' American-European residents. This census, the last taken before the overthrow of Hawaii's monarchy, reported that, of a total population of approximately 90,000 fewer than 5,000 people actually owned any land. The relatively small number of Westerners reportedly owned over one million acres, or approximately 56 per cent of all privately owned land in the Islands.

The "planter revolution" of 1893 by which Hawaii's monarchy was abrogated resulted in a regime characterized by concentration of political and economic control within a small portion of the populace, along with continued concentration of land ownership. Although Hawaii's Republic was soon annexed to the United States, political and economic control of the Islands remained essentially unchanged.

During the decades following annexation, Hawaii's economy, especially its plantation structure, remained quite stable. Although the number of plantations decreased from 52 in 1900 to 47 in 1930, the average acreage planted to sugar cane increased from approximately 2,500 to some 5,300 during the same period. The total amount of land planted to sugar cane almost doubled during the same period, rising from 128,000 acres in 1900 to roughly 250,000 acres in 1930. The plantations acquired this additional land in a variety of ways, including land exchanges with the government and additional purchases of public land and private holdings.

Further concentration of land ownership and control was fostered by two trends that developed during recent decades. The first of these trends, a decided reduction in the number of plantations, manifested itself clearly during the 1930's. Of the 47 plantations growing sugar in 1930, only 37 remained by 1940. This number fell to 28 by 1950, and to 25 by 1964. This decrease in the number of plantations is explained in part by the elimination of marginal units and by an expansion of urban areas (particularly on Oahu), which deprived some plantations of the acreage required for profitable operation. In some instances it was possible to consolidate the remaining acreage of such plantations with that of neighboring plantations, thus making possible more efficient and profitable operations.

A more important phenomenon with respect to concentration of land ownership and control manifested itself in Hawaii during the 1950's, viz., the systematic acquisition of stock by each of the major factors¹ in the plantations for which they had long served as agents. This development in Hawaii has paralleled a similar trend on the American mainland, where broad scale consolidations and mergers have enormously increased the overall size of leading corporations in many

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industries. In Hawaii, this development is well exemplified by Figure A (see pages 7 and 8) which traces the stock acquisitions by AmFac, Inc. in the five plantations for which it has long served as a factor. In 1955, AmFac, Inc. held majority stock control in only one of these five plantations, and that by but a small amount (52.12 per cent in Lihue Plantation Co., Ltd.). Nine years later, AmFac, Inc. held 100 per cent of the stock of Oahu Sugar Co., Ltd. and Pioneer Mill Co., Ltd., 91, 71 and 53 per cent in the stock of the other three plantations. Comparable results were achieved by the stock acquisition programs of Theo H. Davis & Co., Ltd., Castle & Cooke, Inc., C. Brewer & Co., Ltd. and Alexander & Baldwin, Inc., although it may be noted that C. Brewer & Co., Ltd., as well as Alexander & Baldwin, Inc., had initiated policies of stock acquisition in their plantations before 1955. As of 1964, all of the factors held a majority position in the stock of each of their plantations. Table 1 (see page 9) lists each factor with all of its plantation subsidiaries. Table 2 (see pages 10-12) indicates the increasing control of common stock by each of Hawaii's major factors in each of its subsidiaries during the period 1950 to 1964. Figure A provides a graphic presentation of these data.

Considerable emphasis has been afforded this trend toward consolidation of Hawaii's factors with their plantations because, unquestionably, the acquisition of majority positions in the stock of plantations has contributed significantly to centralized land management. It has fostered such innovations as assigning land management to a separate division within the company, e.g., the Oceanic Properties Division of Castle & Cooke, Inc. The creation of such management operations has been designed to increase flexibility in land management and to facilitate the development of land for such purposes as residential subdivisions, resorts, and industrial uses.

This brief historical sketch has been designed to emphasize the principle that patterns of land ownership and control must be understood within the total political and economic structure of the community. All too often, discussion of concentration of land ownership and control is based on the premise that "bigness is badness"--or the opposite. Such judgments detract from the truly fundamental issues of land policy, especially the degree to which a given system of land ownership and control can or cannot meet the needs of Hawaii's people. This study draws no conclusions on these questions nor were its authors asked to make any recommendations for policy. Accordingly, the focus of the study is the data about the major landowners themselves. The text of the report has been

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designed to clarify and emphasize, rather than to interpret or evaluate.

These data were collected from questionnaires submitted to all major private and public landowners in Hawaii. A major landowner is defined for the purposes of this study as one who owns a total of 1,000 acres anywhere in the State of Hawaii. In some instances a landowner may have less than 1,000 acres on a single island, but if his total holdings on two or more islands are as much as 1,000 acres, he has been classified as a major landowner.

An adequate understanding of land use in Hawaii requires that one take account of more than fee simple ownership alone. Long-term leases have proved to be one of the sound and accepted devices through which Hawaii's agricultural enterprises have increased their productivity and efficiency. Therefore, one must take account of both land owned and land leased in order to fully comprehend the pattern of land use in Hawaii. The term "land controlled" has been used throughout this report as a special designation of land use. "Land controlled" is defined as the total acreage owned in fee, plus the total acreage held under lease, minus any fee land leased to others and any acreage sublet. This concept of "land controlled" is particularly useful in that it reveals, among other things, that, while some of Hawaii's major landowners are large-scale lessees, others function chiefly as large-scale lessors, a consideration that must be taken into account in understanding the effective land-use pattern in Hawaii today.

These considerations of ownership and control point to a significant deficiency in this study.² Landowners who own less than 1,000 acres in fee are excluded from this study, even when they lease 1,000 or more acres. The exclusion of such land users is especially significant with respect to the data presented on Hawaii's major agricultural factors, several of which have one or more subsidiary plantations whose operations depend primarily on the use of leased land. Inasmuch as the fee holdings of these subsidiaries have not been included in this report, it follows that all figures provided on both fee simple land ownership and "land controlled" of the major factors listed in Table 1 are less than the actual totals.

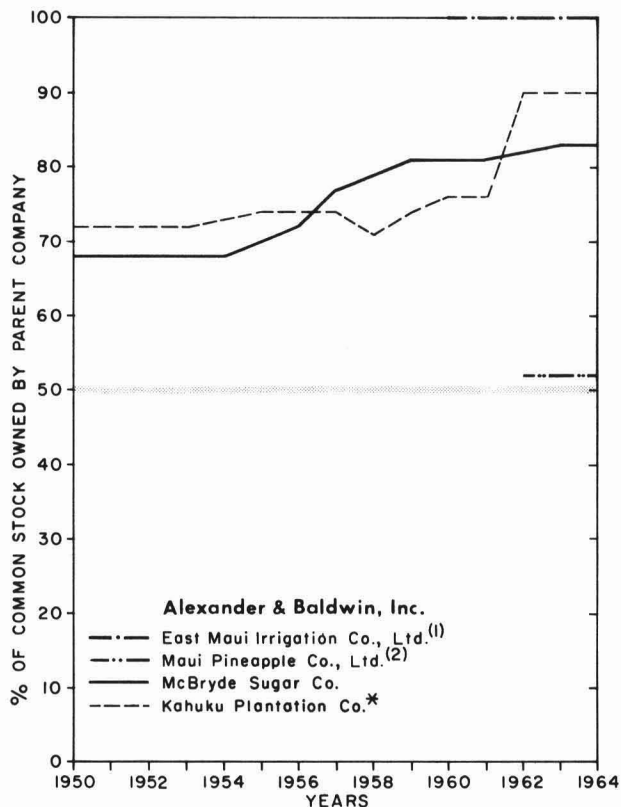
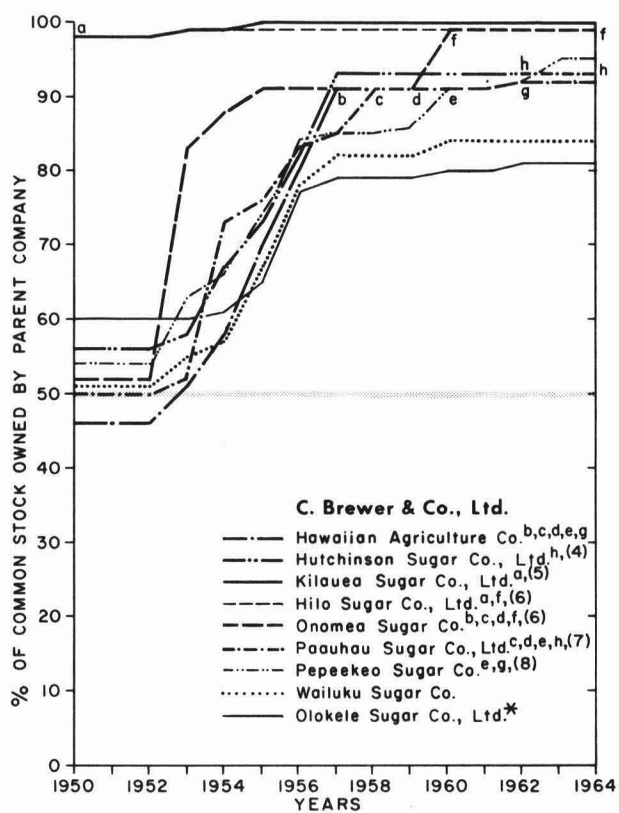
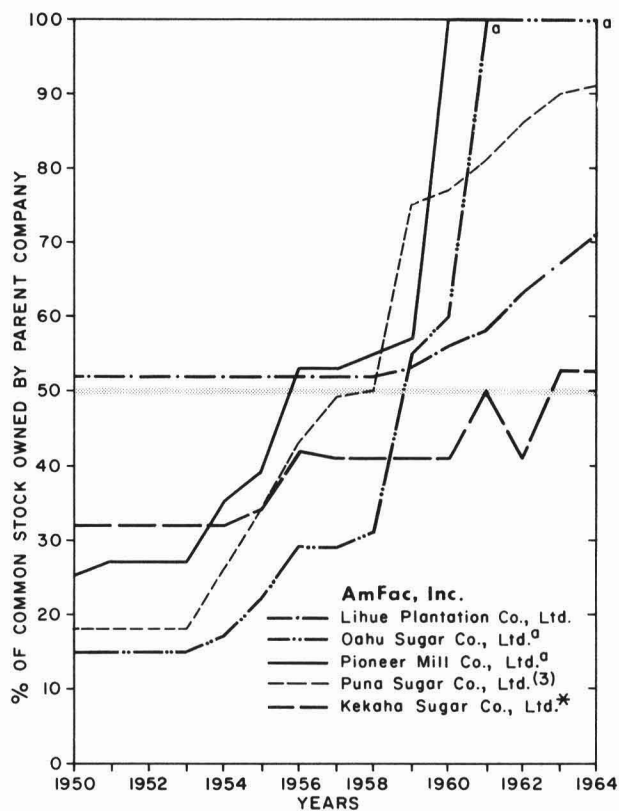


Fig. A Hawaii's Major Factors: Common Stock Ownership in Their Subsidiaries

*, (1) See Explanatory Notes in Table 2.

..... Effective Control



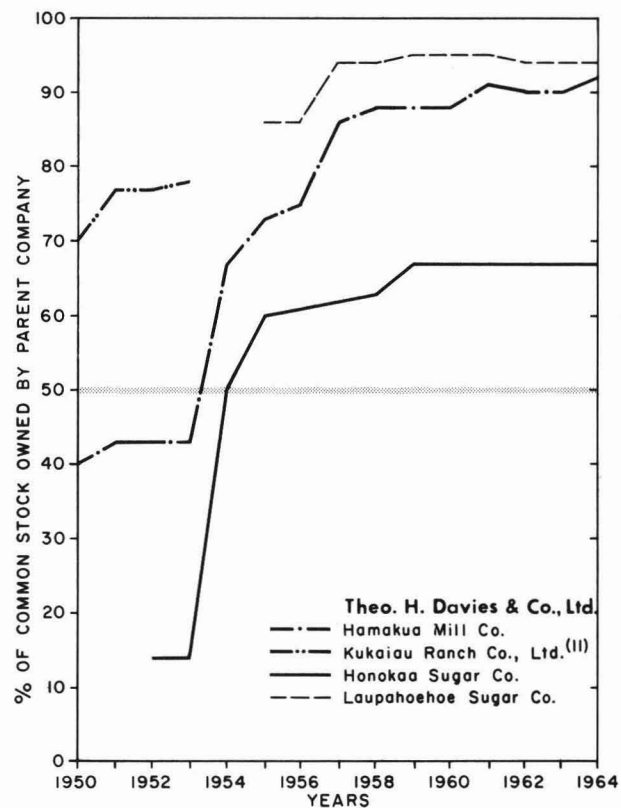
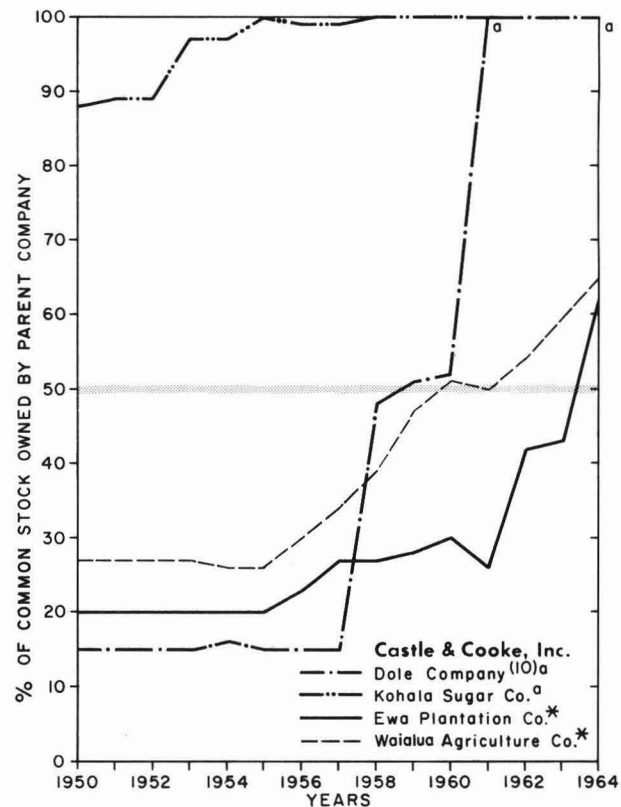
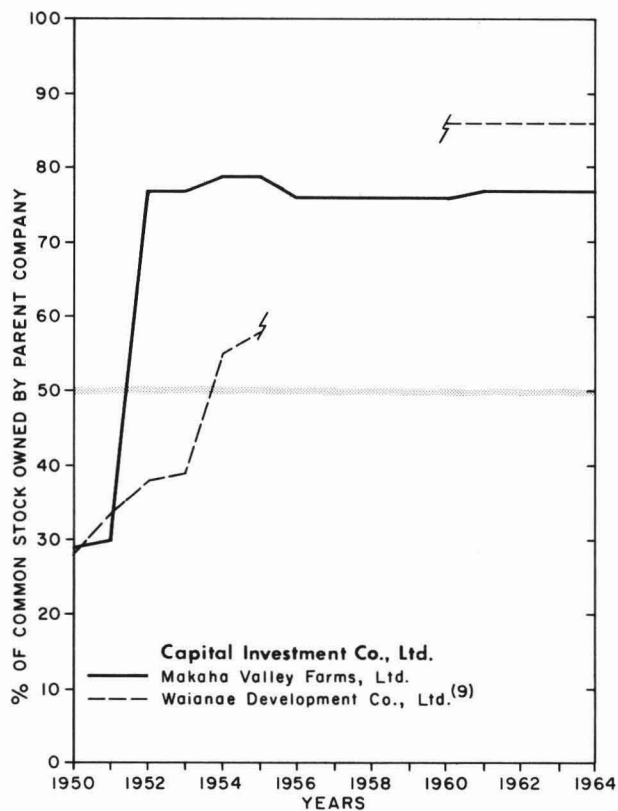


Fig. A Hawaii's Major Factors: Common Stock Ownership in Their Subsidiaries

*, (1) See Explanatory Notes in Table 2.

----- Effective Control

TABLE 1

HAWAII'S MAJOR FACTORS: SUBSIDIARIES INCLUDED AND EXCLUDED

Alexander & Baldwin, Inc.

Subsidiaries who own over 1,000 acres and are included in this study

Maui Pineapple Co., Ltd.
McBryde Sugar Co., Ltd.
East Maui Irrigation Co., Ltd.

Subsidiaries who do not own but lease over 1,000 acres and are not included in this study

Kahuku Plantation Co. (owns no fee simple land but leases 6,860 acres)

AmFac, Inc.

Subsidiaries who own over 1,000 acres and are included in this study

Lihue Plantation Co., Ltd.
Puna Sugar Co., Ltd.
Pioneer Mill Co., Ltd.
Oahu Sugar Co., Ltd.

Subsidiaries who do not own but lease over 1,000 acres and are not included in this study

Kekaha Sugar Co., Ltd. (owns 134.54 acres in fee simple and leases 28,231.56 acres)

C. Brewer & Co., Ltd.

Subsidiaries who own more than 1,000 acres and are included in this study

Mauna Kea Sugar Co.
Wailuku Sugar Co.
Pepeekeo Sugar Co.
Hutchinson Sugar Co., Ltd.
Kilauea Sugar Co., Ltd.
Hawaiian Agricultural Co.
Paahau Sugar Co., Ltd.

Subsidiaries who do not own but lease over 1,000 acres and are not included in this study

Olokele Sugar Co., Ltd. (owns no fee simple land but leases 5,858.84 acres)

Castle & Cooke, Inc.

Subsidiaries who own over 1,000 acres and are included in this study

Dole Company
Kohala Sugar Co.

Subsidiaries who do not own but lease over 1,000 acres and are not included in this study

Waialua Agricultural Co. (owns 219 acres in fee simple and leases 30,360 acres)
Ewa Plantation Co. (owns no fee simple land but leases 11,081 acres)

Theo H. Davies & Co., Ltd.

Subsidiaries who own over 1,000 acres and are included in this study

Hamakua Mill Co.
Honokaa Sugar Co.
Laupahoehoe Sugar Co.
Kukaiau Ranch Co., Ltd.

Table 2

HAWAII'S MAJOR FACTORS: COMMON STOCK OWNERSHIP IN SUBSIDIARIES
(PERCENTAGES)

Major Factors and Subsidiaries	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964
Alexander & Baldwin, Inc.															
East Maui Irrigation Co., Ltd. ¹							100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Maui Pineapple Co., Ltd. ²													52.18	52.18	52.18
McBryde Sugar Co.	68.24	68.24	68.24	68.24	68.24	70.41	72.38	76.58	79.02	80.73	81.15	81.25	82.31	83.38	83.38
*Kahuku Plantation Co.	71.53	71.53	71.53	72.19	72.99	74.11	74.11	74.11	71.41	74.41	75.77	76.18	89.51	89.51	89.51
Amfac, Inc.															
Lihue Plantation Co., Ltd.	52.12	52.12	52.12	52.12	52.12	52.12	52.12	52.12	52.12	53.24	56.28	58.30	63.11	66.50	71.40
Oahu Sugar Co., Ltd.	15.10	15.10	15.10	15.10	17.23	22.23	28.98	29.30	30.65	55.20	59.72	100.00	100.00	100.00	100.00
Pioneer Mill Co., Ltd.	25.22	27.15	27.15	27.15	35.44	39.24	53.16	53.24	54.86	57.13	100.00	100.00	100.00	100.00	100.00
Puna Sugar Co., Ltd. ³	18.18	18.18	18.18	18.18	26.23	34.23	43.79	49.22	50.25	74.71	77.22	81.20	86.28	89.50	91.40
*Kekaha Sugar Co., Ltd.	32.17	32.17	32.17	32.17	32.17	34.11	41.63	41.20	41.20	41.20	41.20	50.30	41.20	52.90	53.90
C. Brewer & Co., Ltd.															
Hawaiian Agricultural Co.	45.86	45.86	45.86	50.66	57.85	69.19	79.90	90.98	90.98	91.00	91.38	91.49	91.86	92.13	92.14
Hutchinson Sugar Co., Ltd. ⁴	56.17	56.17	56.17	57.12	67.67	72.86	81.69	92.72	92.72	92.97	92.97	93.10	93.41	93.41	93.47
Kilauea Sugar Co., Ltd. ⁵	98.44	98.44	98.44	98.68	99.15	99.85	99.85	99.85	99.85	99.85	99.92	99.92	99.92	99.92	99.92
Mauna Kea Sugar Co., Inc. ⁶															
[Hilo Sugar Co., Ltd.]	97.90	97.90	98.20	99.30	99.30	99.30	99.30	99.40	99.40	99.40	99.40	99.40	99.40	99.40	99.40
[Onomea Sugar Co.]	52.01	52.01	52.01	83.45	87.54	90.68	91.07	91.18	91.18	91.18	98.64	98.67	98.72	98.72	98.72
Paaueha Sugar Co., Ltd. ⁷	50.38	50.38	50.38	52.34	73.30	75.55	82.81	84.96	91.16	91.37	91.47	91.73	92.98	92.99	93.18
Pepeekeo Sugar Co. ⁸	54.27	54.27	54.27	62.98	67.19	73.81	83.50	85.38	85.38	86.32	90.91	91.87	92.27	95.36	95.36
Wailuku Sugar Co.	50.81	50.81	50.81	54.68	57.21	66.87	77.83	82.03	82.03	82.03	83.76	83.96	84.06	84.20	84.20
*Olokele Sugar Co., Ltd.	60.00	60.00	60.00	60.39	61.12	64.74	76.56	78.98	78.98	78.98	79.79	80.36	80.62	80.62	80.68
Capital Investment Co., Ltd.															
Makaha Valley Farms, Ltd.	28.60	30.11	77.00	77.00	79.00	79.00	76.00	76.00	76.00	76.30	76.30	76.53	76.53	77.55	77.55
Waianae Development Co., Ltd. ⁹	28.35	34.25	37.50	39.40	55.19	57.59					85.83	85.83	85.83	85.83	85.83
Castle & Cooke, Inc.															
Dole Company ¹⁰	15.14	15.13	15.13	15.13	16.12	15.11	15.17	15.44	48.15	51.21	52.17	100.00	100.00	100.00	100.00
Kohala Sugar Co.	88.22	88.99	88.99	97.12	97.29	99.90	99.11	99.11	99.87	99.87	99.87	99.86	99.87	99.86	99.87
*Ewa Plantation	20.11	20.11	20.11	20.11	20.20	20.23	23.14	27.20	27.20	27.98	29.56	26.00	42.23	43.17	62.47
*Waialua Agricultural Co.	26.63	26.63	26.63	26.63	26.16	26.21	30.21	34.24	38.60	46.50	51.35	50.00	54.26	50.00	64.99

Table 2 (continued)

Major Factors and Subsidiaries	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964
Theo H. Davies & Co., Ltd.															
Hamakua Mill Co.	39.96	43.29	43.29	43.29	67.12	72.79	75.13	86.13	87.64	87.80	87.80	90.50	90.00	90.00	92.04
Kukaiau Ranch Co., Ltd. ¹¹	69.80	77.16	77.16	78.24											
Honokaa Sugar Co.			13.80	13.80	49.64	59.33	60.73	62.14	62.59	66.72	67.10	67.10	67.00	67.00	67.00
Laupahoe Sugar Co.						86.20	86.20	93.76	93.76	94.82	94.82	94.50	94.00	94.00	94.00
Dillingham Corp.															
Hawaiian Land Co. ¹²												100.00	100.00	100.00	100.00

*These companies are not major landowners but control substantial amounts of land through their leasehold. Kahuku Plantation Co. leases 6,860 acres, Kekaha Sugar Co., Ltd. leases 28,232 acres, Olokele Sugar Co., Ltd. leases 5,859 acres, Ewa Plantation leases 11,081 acres, and Waialua Agricultural Co. leases 30,360 acres.

1. Hawaiian Commercial & Sugar Co., Ltd. held over 99% of the stock of East Maui Irrigation Co., Ltd. from 1950 through 1959. During that same period Alexander & Baldwin, Inc. held between 34% and 41% of the stock of Hawaiian Commercial & Sugar Co., Ltd. On January 2, 1962 Hawaiian Commercial & Sugar Co., Ltd. was merged with and absorbed by Alexander & Baldwin, Inc.
2. Haleakala Pineapple Co., Ltd. held 50% of the stock of Maui Pineapple Co., Ltd. from 1950 through 1961. During that same period Hawaiian Commercial & Sugar Co. owned 49% of the stock of Maui Pineapple Co., Ltd. On December 12, 1962 Haleakala Pineapple Co., Ltd. was merged with and absorbed by Maui Pineapple Co., Ltd.
3. This stock was under the name of Olaa Sugar Co. from 1950 through 1959. On April 1, 1960 the name of Olaa Sugar Co. was changed to Puna Sugar Co.
4. This stock was under the name of Hutchinson Sugar Plantation Co. from 1950 through 1955. On December 31, 1955 Hutchinson Sugar Plantation Co. was merged with and absorbed by Hutchinson Sugar Co., Ltd.
5. This stock was under the name of Kilauea Sugar Plantation Co. from 1950 through 1955. On December 31, 1955 Kilauea Sugar Plantation Co. was merged with and absorbed by Kilauea Sugar Co., Ltd.
6. Mauna Kea Sugar Co., Inc. is the surviving company of Hilo Sugar Co., Ltd. and Onomea Sugar Co. From 1950 through 1955 Hilo Sugar Co., Ltd. was under the name of Hilo Sugar Plantation Co. On December 31, 1955 Hilo Sugar Plantation Co. was merged with and absorbed by Hilo Sugar Co., Ltd. On July 26, 1965 Hilo Sugar Co., Ltd. was merged with an absorbed by Onomea Sugar Co., Inc. On that same day the name of Onomea Sugar Co., Inc. was changed to Mauna Kea Sugar Co., Inc.
7. This stock was under the name of Paaahu Sugar Plantation from 1950 through 1955. On December 31, 1955 Paaahu Sugar Plantation Co. was merged with and absorbed by Paaahu Sugar Co., Ltd.
8. Pepee Sugar Co. is the surviving company of Hakalau Sugar Plantation Co., which was merged with and absorbed by Hakalau Sugar Co., Ltd. on December 31, 1955. In 1950 C. Brewer & Co., Ltd. held 86% of the stock of Hakalau Sugar Plantation Co. By 1962 C. Brewer & Co., Ltd. held 99% of the stock of Hakalau Sugar Co., Ltd. On December 31, 1962 Hakalau Sugar Co., Ltd. was merged with and absorbed by Pepee Sugar Co.
9. Makaha Valley Farms held over 69% of the stock of Waianae Development Co., Ltd. from 1956 through 1959. During this same period Capital Investment Co., Ltd. held over 76% of the stock of Makaha Valley Farms.
10. This stock was under the name of Hawaiian Pineapple Co., Ltd. from 1950 through 1960. On September 30, 1960 the name of Hawaiian Pineapple Co., Ltd. was changed to Dole Corporation. Dole Corporation was merged with and absorbed by Castle & Cooke, Inc. on May 1, 1964.

Table 2 (continued)

11. In 1954 Hamakua Mill Co. held 80% of the stock of Kukaiiau Ranch Co., Ltd. By 1964 this percentage had increased to 81%. Theo H. Davies & Co., Ltd. held 39% of the stock of Hamakua Mill Co. in 1950. By 1964 this percentage had increased to 92%.
12. Hawaiian Dredging Co., Ltd. held 100% of the stock of Hawaiian Land Co. from 1950 through 1956. From 1957 through 1960 Hawaiian Dredging and Construction Co., Ltd. held 100% of the stock of Hawaiian Land Co. From 1950 through 1960 various members of the Dillingham family held a majority of the stock of Hawaiian Dredging Co., Ltd. which was later called Hawaiian Dredging & Construction Co., Ltd.

CHAPTER II

MAJOR PRIVATE LANDOWNERS: Statewide

Introduction

In keeping with the terms of the legislative resolution authorizing this report, the chief focus throughout this study is the group of 72 major private landowners in the State. In this chapter, which presents data for the State as a whole, as well as in subsequent chapters, we will discuss land ownership from four basic points of view: land ownership per se (that is, who owns Hawaii's lands), land control (who exercises effective control of Hawaii's lands), land use (the primary uses to which the land is put), and land transactions (changes in acreage owned in fee and held in leasehold) for the period 1950 to 1964.

While the emphasis in this study is on private landowners, we will, to the extent that data permit, include information on public land as well. Data on state and federal lands are presented where appropriate in each analysis in order that first-hand comparisons can be made.¹ A more comprehensive report of land owned and leased by the state and federal governments is found in Chapter IV.

Land ownership in the State of Hawaii remains, as it has been since the time of Kamehameha I, highly concentrated. The largest single owner is the state government, which owns a total of 1,590,532 acres, or 38.74 per cent of the total land area of Hawaii. The federal government owns 255,717.34 acres in fee simple and another 145,764.97 acres of ceded land for a total of 401,482.31 acres or 9.78 per cent of the total area of the State. The greatest percentage of land, however, is owned by the 72 major private landowners who own more than 1,000 acres each in fee simple. These major private landowners own 1,923,182.56 acres, or 47 per cent of the total land area of the State. Taken together, the state and federal governments and the 72 major private landowners own a total of 3,915,196.87 acres, which is 95.36 percent of the total land area of the State.² Therefore, the remaining private landowners own less than 5 per cent of the lands of the State of Hawaii.

The major private landowners are ranked in descending order in Table 3 (see pages 17 and 18). The column giving the cumulative totals is especially illuminating. As can be seen, the 72 major private landowners own 47 per cent of the land in the State. However, 18 owners own approximately 40 per cent of Hawaii's lands, a total of 1,655,874.67 acres, and seven owners own nearly 30 per cent of the

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land, a total of 1,203,487.07 acres. Therefore, as we can see, the remaining 54 major landowners own 267,307.89 or seven per cent of Hawaii's land (13.90 per cent of the nearly two million acres owned by the major private landowners in Hawaii). Of the total acreage owned by Hawaii's major private landowners, 970,536.57 acres are in use by the owner, 548,348.73 acres are leased to others, and 404,297.26 acres are not presently used.

In addition to their fee simple holdings, 26 of the major private landowners hold 671,923.46 acres in leasehold. They lease 404,470.04 acres from the State government, 1,279.47 from the federal government, and 266,173.95 acres from private owners. Of this total land leased, 15,848.64 acres are sublet. Applying the dimension of control, as defined above, we can see that the major private landowners exercise effective control of 2,030,908.65 acres, or 49.47 per cent of the total land of the State. Table 4 (see pages 19 to 22) lists the major private landowners in descending order according to the acreage they control. The column giving the cumulative totals is again of special interest. As can be seen, the 72 major private landowners control 49.47 per cent of the land of the State. However, 14 owners control 40 per cent of the land, a total of 1,640,976.57 acres and seven control nearly 30 per cent of Hawaii's land, a total of 1,224,585.71 acres. As we can see, the remaining 58 major landowners control 389,932.08 acres, nine per cent of Hawaii's land (19.19 per cent of the over two million acres controlled by the major private landowners in the State of Hawaii).

It should be noted that, although the total acreage controlled is not significantly different from the total acreage owned by all the major private landowners, the listing by total acreage controlled changes noticeably from the listing by total acreage owned for the individual owners. That is, the order of owners listed according to acres owned in Table 3 is quite different from the order of owners listed according to acres controlled, in Table 4.

No account of land ownership and control is useful without a consideration of the potential productivity of the land. Productivity has been measured by five generalized categories,³ which have been used in recent years by the Land Study Bureau of the University of Hawaii. These categories are:

1. Best suited for intensive cultivation
2. Moderately suited for intensive cultivation

MAJOR PRIVATE LANDOWNERS: STATEWIDE

3. Fairly to moderately suited for intensive cultivation
4. Not suited for intensive cultivation, but often well suited for grazing, forestry, and water conservation
5. Unclassified

In the State of Hawaii only 19.40 per cent of the land is classified as suitable for intensive cultivation. Only 3.05 per cent of Hawaii's land is classified as "best suited" for intensive cultivation, and only another 5.71 is classified as "moderately" suited for intensive cultivation. The major landowners own 344,293.27 or 8.38 per cent of the total land of the State in three agricultural categories: diversified, sugar cane, and pineapple. This is 43.27 per cent of all the land classified as suitable for cultivation.

The remaining land suitable for cultivation and which is, in fact, cultivated is owned by the state or federal governments or by the small, private landowners. Some of this land is leased to the major private landowners. Our data show that the major private landowners control 279,177.15 acres⁴ or 35.09 per cent of all the land suitable for cultivation.

It should be remembered that Hawaii's major agricultural factors have five subsidiaries who own less than 1,000 acres each (and who therefore have been excluded from this study), but who lease a total of 82,392 acres of land. Since all five of these subsidiaries are sugar plantations, it is reasonable to infer that a substantial part of the land they lease is under cultivation. Consequently, if the number of acres of cultivated land controlled by each of these subsidiary companies were added to our figure for cultivated land controlled by the major private landowners, the resulting total would be about the same as the total for cultivated land owned by the major private landowners. Here we can see the significance of adding our dimension of control, for those who own large amounts of cultivated land are not necessarily those who control, or use, this land. Again, because of the limitations of our data, we are not able to complete the analysis of the dimension of control by extending it to include each use category.

Not all of the land suitable for cultivation is, in fact, cultivated. Some of this land has been put to commercial, residential, and industrial uses. Indeed, even some of the land classified as "best suited" for intensive cultivation is being used for non-agricultural purposes, as will be shown in Chapter 3. Table 5 (see pages 23

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to 30) lists the major landowners in descending order according to the acreage owned in each use category. If an owner leases land in addition to his fee simple holdings in any use category, this figure is also given. The major landowners own 204,870.38 acres of sugar cane land, which is 88 per cent of the 233,145 acres under sugar cane cultivation in 1964 and 62,993.15 acres of pineapple land, which is 95 per cent of the 66,300 acres of land under pineapple cultivation in 1964.⁵

One important way to consider the changing pattern of land ownership is to study the transactions among landowners. During the period 1950 to 1964, the major private landowners purchased or acquired through exchange a total of 292,757.10 acres. They relinquished a total of 129,880.74 acres. Their net gain in ownership was, then, 162,876.36 acres. Table 6 (see pages 31 and 32) ranks in descending order the net changes in land ownership of the major landowners during this period. Table 7 (see pages 33 and 34) ranks in descending order the net changes in land owned or held in leasehold for the individual owners.⁶

Table 3

MAJOR PRIVATE LANDOWNERS: STATEWIDE

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of State	Cumulative %
Bernice P. Bishop Estate	369,699.68	9.00	9.00
Richard S. Smart (Parker Ranch)	185,610.00	4.52	13.52
Castle and Cooke, Inc.	154,759.27	3.77	17.29
Dole Company	88,792.00	2.16	
Castle and Cooke, Inc.	45,421.58	1.11	
Kohala Sugar Co.	20,545.69	.50	
C. Brewer & Co., Ltd.	145,146.71	3.54	20.83
Mauna Kea Sugar Co.	40,096.29	.98	
Wailuku Sugar Co.	26,492.23	.65	
Pepeekeo Sugar Co.	25,090.05	.61	
C. Brewer & Co., Ltd.	23,202.29	.57	
Hutchinson Sugar Co., Ltd.	10,022.00	.24	
Kilauea Sugar Co., Ltd.	9,288.93	.23	
Hawaiian Agricultural Co.	6,660.63	.16	
Paaupau Sugar Co., Ltd.	4,294.29	.10	
Samuel M. Damon Estate	143,842.00	3.50	24.33
Alexander & Baldwin, Inc.	122,788.41	2.99	27.32
Alexander & Baldwin, Inc.	52,416.00	1.28	
Maui Pineapple Co., Ltd.	29,938.41	.73	
McBryde Sugar Co., Ltd.	22,449.00	.55	
East Maui Irrigation Co., Ltd.	17,985.00	.44	
James Campbell Estate	81,641.00	1.99	29.31
AmFac, Inc.	80,364.41	1.96	31.27
Lihue Plantation Co., Ltd.	43,208.90	1.05	
Puna Sugar Co., Ltd.	20,544.50	.50	
Pioneer Mill Co., Ltd.	15,376.67	.37	
Oahu Sugar Co., Ltd.	1,234.34	.03	
Molokai Ranch, Ltd.	73,975.37	1.80	33.07
Gay and Robinson*	55,799.57	1.36	34.43
Niihau Ranch	46,065.24	1.12	35.55
Theo H. Davies and Co., Ltd.	37,785.00	.92	36.47
Hamakua Mill Co.	14,369.00	.35	
Honokaa Sugar Co.	13,613.00	.33	
Laupahoehoe Sugar Co.	7,725.00	.19	
Kukaiau Ranch Co., Ltd.	2,078.00	.05	
McCandless Heirs (Elizabeth Marks, et al.)	36,769.00	.90	37.37
Haleakala Ranch Co.	33,041.00	.80	38.17
W. H. Shipman, Ltd.	23,165.00	.56	38.73
Grove Farm Co., Inc.	22,616.01	.55	39.28
Ulupalakua Ranch, Inc.	21,807.00	.53	39.81
Yee Hop, Ltd.	21,000.00	.51	40.32
Thelma K. Stillman Trust	15,437.76	.38	40.70
Puu-O-Hoku Ranch (George W. Murphy)	14,262.00	.35	41.05
Kahua Ranch, Ltd.	14,013.00	.34	41.39
Queen's Hospital	13,064.65	.32	41.71
W. H. Greenwell, Ltd.	12,149.07	.30	42.01
Dillingham Investment Corp.	12,077.06	.30	42.31
Hawaiian Ocean View Estate*	10,642.40	.26	42.57
Kaupo Ranch, Ltd.	10,036.94	.25	42.82
Queen Liliuokalani Trust	9,793.86	.24	43.06
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	9,336.87	.23	43.29
Kaonoulu Ranch Co., Ltd.	8,813.38	.21	43.50

Table 3 (continued)

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of State	Cumulative %
Zion Securities Corp.	6,374.00	.16	43.66
Francis H. Ii Brown, et al.	6,164.50	.15	43.81
Charles Notley Heirs, et al.*	6,103.06	.15	43.96
Frank R. Greenwell (Palani Ranch Trust)	6,025.96	.15	44.11
Eric A. & August F. Knudsen Trust	5,879.00	.14	44.25
Hawaiian Paradise Park Corp.*	5,502.88	.13	44.38
Capital Investment Co., Ltd.	5,420.91	.13	44.51
Makaha Valley Farms, Ltd.*	3,952.29	.10	
Waianae Development Co.*	1,468.62	.04	
Bernice P. Bishop Museum	5,256.60	.13	44.64
Austin Heirs	5,255.50	.13	44.77
Hui of Kahana	5,250.00	.13	44.90
Kapoho Land & Development Co., Ltd.	5,174.43	.13	45.03
Mokuleia Ranch and Land, Co., Ltd.	4,865.20	.12	45.15
Hana Ranch Co., Ltd.	4,813.80	.12	45.27
James Robinson Properties*	4,725.17	.12	45.39
Kualoa Ranch, Ltd.	3,999.33	.10	45.49
Crawford Oil Corp.*	3,807.75	.09	45.58
A. A. Richardson	3,472.24	.08	45.66
Hawaiian Evangelical Assoc.*	3,201.42	.08	45.74
Norman N. Inaba	3,158.00	.08	45.82
Wm. Hyde Rice, Ltd.	3,039.74	.07	45.89
R. W. Meyer, Ltd. & A.A. Meyer Family*	2,885.94	.07	45.96
J. P. Mendonca Estate	2,693.02	.07	46.03
Elizabeth K. Booth Trust, et al.	2,613.31	.06	46.09
Mauna Loa Investment Co.	2,283.00	.06	46.15
George Galbraith Trust Estate	2,220.97	.05	46.20
Hawaiian Land Co.	2,101.00	.05	46.25
Hawaii Mountain View Development Corp.	2,000.00	.05	46.30
S. C. & Pearl Friel*	1,841.22	.04	46.34
Morgan & Claire E. Flagg	1,800.00	.04	46.38
Stewart-Gadbois Co.	1,785.00	.04	46.42
Kanoa Heirs	1,703.00	.04	46.46
E. L. Wung Ranch, Ltd.	1,700.00	.04	46.50
Maui Realty Co., Inc.*	1,636.00	.04	46.54
H. P. Hustace*	1,515.15	.04	46.58
Neoma Foster, et al.	1,500.00	.04	46.62
Victor D. Klein	1,500.00	.04	46.66
Crescent Acres, Ltd.*	1,489.03	.04	46.70
Roman Catholic Church*	1,284.91	.03	46.73
Hiram L. Fong & Mun On Chun	1,190.00	.03	46.76
Golden State Hawaiian Corp.	1,165.00	.03	46.79
William B. Dunbar*	1,141.37	.03	46.82
John T. Waterhouse	1,073.00	.03	46.85
Nanawale Estates Co.	1,064.49	.03	46.88
Total	1,923,182.56		46.88

*See Appendix D

Table 4

LAND CONTROLLED BY MAJOR LANDOWNERS: STATEWIDE

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Land Area in State	Cumulative %
C. Brewer & Co., Ltd.	145,146.71	143,900.35	4,346.10	10,578.30	274,122.66	6.68	6.68
Mauna Kea Sugar Co.	40,096.29	7,466.73	1,660.97	3,632.45	42,269.60	1.03	
Wailuku Sugar Co.	26,492.23	495.18		320.74	26,666.67	.65	
Peepee Sugar Co.	25,090.05	9,937.60	815.67	1,614.94	32,597.04	.79	
C. Brewer & Co., Ltd.	23,202.29	106,900.47		149.78	129,952.98	3.17	
Hutchinson Sugar Co., Ltd.	10,022.00	4,127.47	3.99	5.31	14,140.17	.34	
Kilauea Sugar Co., Ltd.	9,288.93	4,049.80	1,846.47	4,762.56	6,729.70	.16	
Hawaiian Agricultural Co.	6,660.63	9,672.78	14.03	27.09	16,292.29	.40	
Paauihan Sugar Co., Ltd.	4,294.29	1,250.32	4.97	65.43	5,474.21	.13	
Richard S. Smart (Parker Ranch)	185,610.00	75,141.00		2,578.00	258,173.00	6.29	12.97
Castle & Cooke, Inc.	154,759.27	12,878.79	2,874.10	16,253.39	148,510.57	3.62	16.59
Dole Co.	88,792.00			844.00	87,948.00	2.14	
Kohala Sugar Co.	20,545.69	4,285.59	311.60	3,117.90	21,401.78	.52	
Castle & Cooke, Inc.	45,421.58	8,593.20	2,562.50	12,291.49	39,160.79	.95	
Alexander & Baldwin, Inc.	122,788.41	44,547.76	214.84	22,937.08	144,184.25	3.51	20.10
Alexander & Baldwin, Inc.	52,416.00	1,478.00		9,692.00	44,202.00	1.08	
Maui Pineapple Co., Ltd.	29,938.41	4,443.76	214.84	7,376.08	26,791.25	.65	
McBryde Sugar Co., Ltd.	22,449.00	313.00		1,733.00	21,029.00	.51	
East Maui Irrigation Co., Ltd.	17,985.00	38,313.00		4,136.00	52,162.00	1.27	
Samuel M. Damon Estate	143,842.00			462.00	143,380.00	3.49	23.59
AmFac, Inc.	80,364.41	57,746.02	1,774.65	4,421.48	131,914.30	3.21	26.80
Lihue Plantation Co., Ltd.	43,208.90	12,514.30	537.30	1,646.77	53,539.13	1.30	
Puna Sugar Co., Ltd.	20,544.50	8,301.32	141.78	2,188.51	26,515.53	.65	
Pioneer Mill Co., Ltd.	15,376.67	9,276.79	.79	496.66	24,156.01	.59	
Oahu Sugar Co., Ltd.	1,234.34	27,653.61	1,094.78	89.54	27,703.63	.67	
Dillingham Investment Corp.	12,077.06	112,615.16	87.79	303.50	124,300.93	3.03	29.83
Theo H. Davies & Co., Ltd.	37,785.00	59,713.00	5,584.00	7,810.00	84,104.00	2.05	31.88
Hamakua Mill Co.	14,369.00	7,688.00	4,780.00	6,030.00	11,247.00	.27	
Honokaa Sugar Co.	13,613.00	2,873.00	53.00	1,002.00	15,431.00	.38	
Laupahoehoe Sugar Co.	7,725.00	9,100.00	751.00	723.00	15,351.00	.37	
Kukaiau Ranch Co., Ltd.	2,078.00	40,052.00		55.00	42,075.00	1.02	
Gay & Robinson*	55,799.57	20,257.95	1.33	4,092.07	71,964.12	1.75	33.63
McCandless Heirs	36,769.00	31,248.00	340.00	3,073.00	64,604.00	1.57	35.20
Molokai Ranch, Ltd.	73,975.37	1,508.97	12.97	17,971.37	57,500.00	1.40	36.60

Table 4 (continued)

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Land Area in State	Cumulative %
Ulupalakua Ranch, Inc.	21,807.00	25,438.67		32.00	47,213.67	1.15	37.75
Niihau Ranch	46,065.24				46,065.24	1.12	38.87
Bernice P. Bishop Estate	369,699.68			324,759.85	44,939.83	1.09	39.96
Haleakala Ranch Co.	33,041.00	8,117.26		58.00	41,100.26	1.00	40.96
Palani Ranch (Frank Greenwell)	6,025.96	29,798.00		32.50	35,791.46	.87	41.83
Thelma K. Stillman Trust	15,437.76	16,432.29		12.54	31,857.51	.78	42.61
James Campbell Estate	81,641.00			54,610.00	27,031.00	.66	43.27
Yee Hop, Ltd.	21,000.00	1,270.00			22,270.00	.54	43.81
Grove Farm Co., Inc.	22,616.01	4,309.84	612.86	4,799.73	21,513.26	.52	44.33
W. H. Shipman, Ltd.	23,165.00			4,640.00	18,525.00	.45	44.78
Kaonoulu Ranch Co., Ltd.	8,813.38	7,898.16		15.20	16,696.34	.41	45.19
Norman N. Inaba	3,158.00	12,000.00			15,158.00	.37	45.56
Puu-O-Hoku Ranch (George W. Murphy)	14,262.00	800.00			15,062.00	.37	45.93
Kaupo Ranch, Ltd.	10,036.94	4,914.02			14,950.96	.36	46.29
Kahua Ranch, Ltd.	14,013.00				14,013.00	.34	46.63
W. H. Greenwell, Ltd.	12,149.07			223.93	11,925.14	.29	46.92
Hawaiian Ocean View Estate*	10,642.40				10,642.40	.26	47.18
Francis H. Ii Brown	6,164.50				6,164.50	.15	47.33
Hawaiian Paradise Park Corp.*	5,502.88				5,502.88	.13	47.46
Zion Securities Corp.	6,374.00			924.00	5,450.00	.13	47.59
Capital Investment Co.	5,420.91				5,420.91	.13	47.72
Makaha Valley Farms, Ltd.*	3,952.29				3,952.29	.10	
Waianae Development Co.*	1,468.62				1,468.62	.04	
Hana Ranch Co., Ltd.	4,813.80	448.20		.40	5,261.60	.13	47.85
Kapoho Land & Development Co., Ltd.	5,174.43			1,034.07	4,140.36	.10	47.95
Mokuleia Ranch & Land Co., Ltd.	4,865.20	686.95		1,563.72	3,988.43	.10	48.05
Queen Liliuokalani Trust	9,793.86			5,885.43	3,908.43	.10	48.15

Table 4 (continued)

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Land Area in State	Cumulative %
Crawford Oil Corp.*	3,807.75				3,807.75	.09	48.24
Kualoa Ranch, Ltd.	3,999.33			346.70	3,652.63	.09	48.33
Harold K. L. Castle	9,336.87			5,925.37	3,411.50	.08	48.41
Hui of Kahana	5,250.00			2,038.00	3,212.00	.08	48.49
Hawaiian Evangelical Association*	3,201.42			50.11	3,151.31	.08	48.57
William Hyde Rice, Ltd.	3,039.74	43.92		47.41	3,036.25	.07	48.64
Elizabeth K. Booth Trust	2,613.31				2,613.31	.06	48.70
Mauna Loa Investment Co.	2,283.00				2,283.00	.06	48.76
Hawaii Mountain View Dev. Corp.	2,000.00				2,000.00	.05	48.81
E. L. Wung Ranch, Ltd.	1,700.00	200.00			1,900.00	.05	48.86
S. C. & Pearl Friel*	1,841.22				1,841.22	.04	48.90
Hawaiian Land Co.	2,101.00			262.00	1,839.00	.04	48.94
Morgan & Claire E. Flagg	1,800.00				1,800.00	.04	48.98
Stewart-Gadbois Co.	1,785.00				1,785.00	.04	49.02
Maui Realty Co., Inc.*	1,636.00				1,636.00	.04	49.06
H. P. Hustace*	1,515.15	5.06			1,520.21	.04	49.10
Neoma Foster, et. al.	1,500.00				1,500.00	.04	49.14
Victor D. Klein, et. al.	1,500.00				1,500.00	.04	49.18
Crescent Acres, Ltd.*	1,489.03				1,489.03	.04	49.22
Roman Catholic Church*	1,284.91	4.09		27.68	1,261.32	.03	49.25
R.W. Meyer, Ltd. & A.A. Meyer Family*	2,885.94			1,685.07	1,200.87	.03	49.28
Hiram L. Fong & Mun On Chun	1,190.00				1,190.00	.03	49.31
Golden State Hawaiian Corp.	1,165.00				1,165.00	.03	49.34
William B. Dunbar*	1,141.37				1,141.37	.03	49.37
Eric A. & August F. Knudsen Trust	5,879.00			4,765.00	1,114.00	.03	49.40

Table 4 (continued)

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Land Area in State	Cumulative %
John T. Waterhouse	1,073.00				1,073.00	.03	49.43
Nanawale Estates Co.	1,064.49				1,064.49	.03	49.46
Bernice P. Bishop Museum	5,256.60			4,978.44	278.16	.01	49.47
Kanoa Heirs	1,703.00			1,643.00	60.00		
J. P. Mendonca Estate	2,693.02			2,675.52	17.50		
Queen's Hospital	13,064.65			13,051.75	12.90		
George Galbraith Trust Estate	2,220.97			2,219.15	1.82		
A. A. Richardson	3,472.24			3,472.24			
Charles Notley Heirs*	6,109.06			6,109.06			
Austin Heirs	5,255.50			5,255.50			
James Robinson Properties*	4,725.17			4,725.17			
Total	1,923,182.56	671,923.46	15,848.64	548,348.73	2,030,908.65		49.47

*See Appendix D

Table 5

LAND USE: STATEWIDE
One- and Two-Family Residential

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	11,427.92	
Hawaii Mountain View Development Corp.	2,000.00	
Victor D. Klein, et.al.	1,500.00	
Harold K. Castle	1,405.12	
Mokuleia Ranch & Land Co., Ltd.	1,178.54	
Norman N. Inaba	1,046.00	
Golden State Hawaiian Corp.	1,029.00	
Nanawale Estates Co.	1,024.92	
James Campbell Estate	754.00	
Alexander and Baldwin, Inc.	664.33	.39
C. Brewer & Co., Ltd.	588.23	67.26
AmFac, Inc.	548.61	22.03
Castle & Cooke, Inc.	456.53	
Theo H. Davies & Co., Ltd.	417.00	79.00
James Robinson Properties*	272.00	
Thelma K. Stillman Trust	246.37	
Grove Farm Co., Inc.	221.22	76.85
Queen's Hospital	191.00	
Bernice P. Bishop Museum	184.17	
Samuel M. Damon Estate	137.00	
Capital Investment Co., Ltd.*	115.14	
Richard S. Smart (Parker Ranch)	106.00	
Kualoa Ranch, Ltd.	104.10	
Zion Securities Corp.	100.00	
Gay and Robinson*	90.56	2.50
Wm. Hyde Rice, Ltd.	65.72	
McCandless Heirs (Elizabeth Marks, et.al.)	64.00	
Eric A. & August F. Knudsen Trust	56.00	
Hawaiian Evangelical Association*	47.26	
Kaonoulu Ranch Co., Ltd.	46.93	
Hawaiian Land Co., Ltd.	42.00	
Haleakala Ranch Co.	38.00	5.65
Ulupalakua Ranch, Inc.	37.00	
Hana Ranch Co., Ltd.	33.50	
Molokai Ranch, Ltd.	30.44	
Kanoa Heirs	28.50	
Kahua Ranch, Ltd.	18.00	
W. H. Shipman, Ltd.	17.00	
W. H. Greenwell, Ltd.	16.42	
Neoma Foster, et.al.	14.00	
Niihau Ranch	12.00	
Palani Ranch Trust (Frank R. Greenwell)	9.84	
R. W. Meyer, Ltd. & A. A. Meyer Family*	9.11	
Hui of Kahana	5.00	
Stewart-Gadbois Co.	5.00	
George Galbraith Trust Estate	4.19	
Maui Realty Co.*	4.00	
H. P. Hustace*	3.81	
J. P. Mendonca Trust Estate	2.49	
Kaupo Ranch, Ltd.	2.00	
Puu-O-Hoku Ranch (George W. Murphy)	2.00	
S. C. & Pearl Friel*	1.50	
John T. Waterhouse	1.00	
Kapoho Land & Development Co., Ltd.	1.00	
Liliuokalani Trust	.74	
Total	26,426.21	253.68

Table 5 (continued)

Multi-Family, Apartment, Hotel and Resort

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Richard S. Smart (Parker Ranch)	1,830.00	
Thelma K. Stillman Trust	250.00	
Bernice P. Bishop Estate	211.25	
AmFac, Inc.	184.43	
Theo H. Davies & Co., Ltd.	73.00	
Golden State Hawaiian Corp.	48.00	
Neoma Foster, et. al.	46.00	
Hana Ranch Co., Ltd.	20.30	
Liliuokalani Trust	11.22	
Harold K. Castle	7.15	
Wm. Hyde Rice, Ltd.	6.93	
Queen's Hospital	6.50	
James Campbell Estate	6.00	
Puu-O-Hoku Ranch (George W. Murphy)	5.00	
Castle & Cooke, Inc.	4.00	
Maui Realty Co., Inc.*	4.00	
Nanawale Estates Co.	3.98	
Zion Securities Corp.	3.00	
James Robinson Properties*	.90	
R. W. Meyer Ltd. & A. A. Meyer Family*	.58	
Kanoa Heirs	<u>.50</u>	
Total	2,722.74	

Table 5 (continued)

Commercial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
A. A. Richardson*	1,424.37	
AmFac, Inc.	369.43	2.95
Alexander & Baldwin, Inc.	139.34	
W. H. Shipman, Ltd.	138.00	
Bernice P. Bishop Estate	136.00	
Hawaiian Land Co., Ltd.	88.00	
Golden State Hawaiian Corp.	88.00	
Molokai Ranch, Ltd.	84.00	
C. Brewer & Co., Ltd.	65.85	1.22
Harold K. L. Castle	59.90	
Samuel M. Damon Estate	47.00	
James Campbell Estate	17.00	
Castle & Cooke, Inc.	14.22	5.60
Nanawale Estates Co.	12.49	
Queen's Hospital	12.25	
Theo H. Davies & Co., Ltd.	10.00	1.00
Grove Farm Co., Inc.	8.20	2.20
James Robinson Properites*	7.44	
Zion Securities Corp.	7.00	
Richard S. Smart (Parker Ranch)	5.00	
Wm. Hyde Rice, Ltd.	4.68	
Queen Liliuokalani Trust	3.15	
Hana Ranch Co., Ltd.	2.60	
McCandless Heirs (Elizabeth Marks, et al.)	2.00	
George Galbraith Trust Estate	1.82	
W. H. Greenwell, Ltd.	1.75	
Austin Heirs	1.50	
Kualoa Ranch, Ltd.	1.40	
Ulupalakua Ranch, Inc.	1.00	.67
Eric A. & August F. Knudsen Trust	1.00	
Kanoa Heirs	1.00	
J. P. Mendonca Trust Estate	.84	
Bernice P. Bishop Museum	.82	
Kaonoulo Ranch Co., Ltd.	.50	
Gay and Robinson*	.40	
Roman Catholic Church*	.27	
Total	2,758.22	13.64

Table 5 (Continued)

Industrial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
James Campbell Estate	1,145.00	
Queen's Hospital	272.00	
Hawaiian Land Co., Ltd.	227.00	
Bernice P. Bishop Estate	198.90	
Samuel M. Damon Estate	184.00	
Alexander & Baldwin, Inc.	173.34	.16
C. Brewer & Co., Ltd.	139.05	91.42
Castle & Cooke, Inc.	110.32	9.10
AmFac, Inc.	103.56	4.33
James Robinson Properties*	90.00	
Theo H. Davies & Co., Ltd.	47.00	
Grove Farm Co., Inc.	38.48	
Harold K. L. Castle	18.80	
Kapoho Land & Development Co., Ltd.	10.00	
Hana Ranch Co., Ltd.	5.20	
Zion Securities Corp.	5.00	
Wm. Hyde Rice, Ltd.	3.00	
McCandless Heirs (Elizabeth Marks, et al.)	2.00	
Bernice P. Bishop Museum	1.51	
Ulupalakua Ranch, Inc.	1.00	
Total	2,775.16	105.01

Table 5 (continued)

LAND USE: STATEWIDE

Agriculture - Diversified

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	30,728.54	
Hawaiian Ocean View Estate*	10,642.40	
Hawaiian Paradise Park Corp.*	5,502.88	
Queen Liliuokalani Trust	3,913.41	
Crawford Oil Corp.*	3,807.75	
Castle & Cooke, Inc.	2,442.20	940.00
Capital Investment Co., Ltd.	2,323.57	
Mauna Loa Investment Co.	2,283.00	
Norman N. Inaba	2,112.00	
Crescent Acres, Ltd.*	1,489.03	
Harold K. Castle	1,466.53	
Eric A. & August F. Knudsen Trust	1,348.00	
Alexander & Baldwin, Inc.	1,324.51	4.00
McCandless Heirs (Elizabeth Marks, et.al.)	855.00	6.00
Dillingham Investment Corp.	820.26	87.79
AmFac, Inc.	812.59	82.66
C. Brewer & Co., Ltd.	746.22	53.27
Kapoho Land & Development Co., Ltd.	734.64	
Bernice P. Bishop Museum	526.35	
Theo H. Davies & Co., Ltd.	376.00	2.00
Kualoa Ranch, Ltd.	349.03	
James Campbell Estate	253.00	
Molokai Ranch, Ltd.	224.00	
W. H. Greenwell, Ltd.	219.52	
Stewart-Gadbois Co.	150.00	
Hawaiian Evangelical Assoc.*	145.25	
W. H. Shipman, Ltd.	120.00	
Grove Farm Co., Inc.	118.70	20.89
Gay and Robinson	114.55	26.59
Hui of Kahana (Heirs of Mary E. Foster included)	75.00	
Thelma K. Stillman Trust	68.93	
Mokuleia Ranch & Land Co., Ltd.	67.02	
Haleakala Ranch Co.	58.00	
Zion Securities Corp.	45.00	
Richard S. Smart (Parker Ranch)	42.00	
H. P. Hustace*	41.39	5.06
Palani Ranch Trust (Frank R. Greenwell)	31.00	
Ulupalakua Ranch, Inc.	30.00	
William B. Dunbar*	12.96	
George Galbraith Trust Estate	4.20	
John T. Waterhouse	3.00	
S. C. & Pearl Friel*	2.31	
Total	76,429.74	1,228.26

Table 5 (continued)
Agricultural--Pineapple

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Castle & Cooke, Inc.	27,531.00	3,152.00
Molokai Ranch, Ltd.	11,999.93	
Alexander & Baldwin, Inc.	10,377.40	3,953.85
James Campbell Estate	5,463.00	
George Galbraith Trust Estate	2,060.71	
Bernice P. Bishop Estate	1,551.20	
James Robinson Properties*	1,528.70	
Maui Realty Co., Inc.	1,472.00	
AmFac, Inc.	837.00	457.69
R. W. Meyer, Ltd. & A. A. Meyer Family*	156.88	
Hawaiian Evangelical Assoc.*	15.33	
Total	62,993.15	7,563.54

Agricultural--Sugar Cane

Name of Owner	Land Owned in Fee Simple	Land Held in Leasehold
C. Brewer & Co., Ltd.	39,790.15	18,060.01
Alexander & Baldwin, Inc.	38,764.67	187.00
AmFac, Inc.	21,088.62	27,028.84
James Campbell Estate	20,425.00	
Bernice P. Bishop Estate	17,029.35	
Theo H. Davies & Co., Ltd.	16,666.00	10,256.00
Castle & Cooke, Inc.	16,388.55	4,205.88
Grove Farm Co., Inc.	8,842.74	2,429.73
Gay & Robinson*	6,679.76	1.33
Queen Liliuokalani Trust	3,951.51	
W. H. Shipman, Ltd.	3,525.00	
James Robinson Properties*	2,707.00	
Eric A. & August F. Knudsen Estate	2,431.00	
J. P. Mendonca Trust Estate	1,328.73	
Roman Catholic Church*	1,272.23	
Charles Notley Heirs, et al.*	1,036.77	
Zion Securities Corp.	762.00	
Richard S. Smart (Parker Ranch)	660.00	
Austin Heirs	500.00	
Queen's Hospital	425.00	
Kapoho Land & Development Co., Ltd.	337.13	
Mokuleia Ranch & Land Co., Ltd.	159.17	
McCandless Heirs (Elizabeth Marks, et al.)	100.00	
Total	204,870.38	62,168.79

Table 5 (Continued)

Agricultural--Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Richard S. Smart (Parker Ranch)	148,902.00	75,141.00
Bernice P. Bishop Estate	104,020.92	
Castle & Cooke, Inc.	55,744.71	806.18
Molokai Ranch, Ltd.	54,218.00	1,508.97
Niihau Ranch	46,053.24	
Alexander & Baldwin, Inc.	29,441.30	1,588.68
James Campbell Estate	27,910.00	
Haleakala Ranch	27,275.00	8,110.04
Gay and Robinson*	24,737.92	14,455.32
Samuel M. Damon Estate	23,932.00	
C. Brewer & Co., Ltd.	23,780.67	74,795.53
Ulupalakua Ranch, Inc.	16,738.00	15,370.00
McCandless Heirs (Elizabeth Marks, et al.)	14,806.00	31,242.00
Kahua Ranch, Ltd.	12,494.00	
Theo H. Davies & Co., Ltd.	10,496.00	38,652.00
AmFac, Inc.	10,239.46	4,414.24
Queen's Hospital	9,934.00	
W. H. Greenwell, Ltd.	9,642.42	
Thelma K. Stillman Trust	9,502.42	500.00
Grove Farm Co., Inc.	7,675.59	612.86
Kaonoula Ranch, Ltd.	7,548.38	6,898.16
Kaupo Ranch, Ltd.	7,534.94	4,391.02
W. H. Shipman, Ltd.	7,326.00	
Palani Ranch Trust (Frank R. Greenwell)	5,607.12	10,368.00
Charles Notley Heirs, et al.*	4,550.00	
Dillingham Investment Corp.	4,336.91	24,170.56
Hana Ranch Co., Ltd.	3,011.80	134.20
Elizabeth K. Booth, et al.	2,576.00	
Mokuleia Ranch & Land Co., Ltd.	2,536.54	171.90
Harold K. L. Castle	2,483.88	
Queen Liliuokalani Trust	1,782.00	
E. L. Wung's Ranch, Ltd.	1,700.00	200.00
Puu-O-Hoku Ranch (George W. Murphy)	1,659.00	800.00
Wm. Hyde Rice, Ltd.	1,554.58	43.92
R. W. Meyer, Ltd. & A. A. Meyer Family*	1,513.44	
Yee Hop, Ltd.	1,500.00	
Neoma Foster, et al.	1,400.00	
J. P. Mendonca Trust Estate	1,345.26	
Kualoa Ranch, Ltd.	1,312.05	
Austin Heirs	1,204.00	
Hiram L. Fong & Mun On Chun	1,190.00	
S. C. & Pearl Friel*	1,054.41	
Stewart-Gadbois Co.	1,030.00	
H. P. Hustace*	1,014.95	
William B. Dunbar*	869.41	
Eric A. & August F. Knudsen Estate	664.00	
Kapoho Land & Development Co., Ltd.	500.00	
John T. Waterhouse	461.00	
Zion Securities Corp.	305.00	
Hui of Kahana (Heirs of Mary E. Foster included)	300.00	
Maui Realty Co., Inc.*	156.00	
Morgan & Claire E. Flagg	150.00	
Kanoa Heirs	135.00	
Total	737,855.32	314,374.58

Table 5 (continued)

Conservational

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	189,881.45	
Samuel M. Damon Estate	85,720.00	
C. Brewer & Co., Ltd.	54,954.46	7,236.03
Alexander & Baldwin, Inc.	36,608.44	38,413.13
Castle & Cooke, Inc.	21,326.13	230.26
Gay & Robinson*	20,689.35	
AmFac, Inc.	20,421.48	10,214.20
McCandless Heirs (Elizabeth Marks, et. al.)	14,800.00	
Puu-O-Hoku Ranch (George W. Murphy)	10,217.00	
Francis H. Ii Brown, et. al.	6,164.50	
Molokai Ranch, Ltd.	5,847.00	
Haleakala Ranch Co.	5,148.00	
James Campbell Estate	4,916.00	
Hui of Kahana (Heirs of Mary E. Foster included)	4,870.00	
Zions Securities Corp.	4,820.00	
Grove Farm Co., Inc.	4,795.97	391.72
Bernice P. Bishop Museum	4,543.75	
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	3,876.91	
Dillingham Investment Corp.	3,724.75	14,874.72
Austin Heirs	3,060.00	
Hawaiian Evangelical Assoc.*	2,993.58	
Capital Investment Co., Ltd.*	2,982.20	
W. H. Shipman, Ltd.	2,687.00	
Kualoa Ranch, Ltd.	2,186.76	
A. A. Richardson	1,985.98	
W. H. Greenwell, Ltd.	1,799.77	
Hawaiian Land Co.	1,744.00	
Kahua Ranch, Ltd.	1,500.00	
Kanoa Heirs	1,478.00	
R. W. Meyer, Ltd. & A. A. Meyer Family*	1,200.06	
Queen's Hospital	1,145.00	
Eric A. & August F. Knudsen Estate	1,141.00	
Kaonoululu Ranch Co., Ltd.	994.01	
Richard S. Smart (Parker Ranch)	973.00	
Mokuleia Ranch & Land Co., Ltd.	921.94	515.05
Theo H. Davies & Co.	895.00	7,124.00
S. C. & Pearl Friel*	783.00	
Hana Ranch Co., Ltd.	629.20	236.00
H. P. Hustace*	455.00	
William B. Dunbar*	259.00	
Thelma K. Stillman Trust	39.53	
Elizabeth K. Booth, et.al.	37.31	
Norman N. Inaba		12,000.00
Yee Hop, Ltd.		1,270.00
Total	535,215.53	92,505.11
Waste		
All major landowners	206,413.36	189,421.05
Other		
All major landowners	64,722.75	4,289.80
Total for All Uses		
All major landowners	1,923,182.56	671,923.46

*See Appendix D

Table 6
NET CHANGES IN LAND OWNERSHIP: STATEWIDE
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
Samuel M. Damon Estate	+138,197.00
Thelma K. Stillman Trust	+ 14,973.89
Puu-O-Hoku Ranch (George W. Murphy)	+ 14,262.00
Hawaiian Ocean View Estate*	+ 11,797.60
Hawaiian Paradise Park Corp.*	+ 6,335.76
Francis H. Ii Brown, et. al.	+ 4,771.00
Norman N. Inaba	+ 3,223.00
Haleakala Ranch Co.	+ 3,199.11
Theo. H. Davies & Co., Ltd.	+ 2,886.71
Mauna Loa Investment Co.	+ 2,283.00
Crescent Acres, Ltd.*	+ 2,014.25
Hawaii Mountain View Development Corp.	+ 2,000.00
Morgan & Claire E. Flagg	+ 1,800.00
Hana Ranch Co., Ltd.	+ 1,714.40
Maui Realty Co., Inc.*	+ 1,636.00
Victor D. Klein, et.al.	+ 1,500.00
W. H. Greenwell, Ltd.	+ 1,204.48
Hiram L. Fong & Mun On Chun	+ 1,190.00
Nanawale Estates Co.	+ 1,064.49
Golden State Hawaiian Corp.	+ 955.00
Stewart-Gadbois Co.	+ 559.00
S. C. & Pearl Friel*	+ 554.41
Richard S. Smart (Parker Ranch)	+ 401.88
William B. Dunbar*	+ 203.60
Mokuleia Ranch & Land Co., Ltd.	+ 74.34
Kaupo Ranch, Ltd.	+ 29.94
Kaonoula Ranch Co., Ltd.	+ 12.92
John T. Waterhouse	+ 3.00
George Galbraith Trust Estate	+ .11
R. W. Meyer, Ltd. & A. A. Meyer Family*	+ .02
Queen Liliuokalani Trust	- .01
Capital Investment Co., Ltd.	- .25
A. A. Richardson	- 1.67
Kualoa Ranch, Ltd.	- 2.19
Gay & Robinson*	- 4.09
Molokai Ranch, Ltd.	- 47.38
J. P. Mendonca Trust Estate	- 52.98

Table 6 (continued)

Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
Bernice P. Bishop Museum	- 57.60
Grove Farm Co., Inc.	- 65.46
Queen's Hospital	- 71.95
James Robinson Properties*	- 103.00
Austin Heirs	- 248.00
James Campbell Estate	- 496.74
Alexander & Baldwin, Inc.	- 530.47
Yee Hop, Ltd.	- 600.00
Harold K. Castle	- 920.91
Dillingham Investment Corp.	- 1,572.48
Kapoho Land & Development Co., Ltd.	- 1,587.75
Castle & Cooke, Inc.	- 2,463.86
Roman Catholic Church*	- 2,953.06
C. Brewer & Co., Ltd.	- 3,133.16
Bernice P. Bishop Estate	- 3,482.99
AmFac, Inc.	- 6,552.80
Ulupalakua Ranch, Inc.	- 6,821.75
Crawford Oil Corp.	- 8,000.00
W. H. Shipman, Ltd.	- 8,046.00
Hui of Kahana	- 8,154.00
Total Net Gain	+ _____
Total Net Loss	- _____
Total Net Change	+162,876.36

*See Appendix D

Table 7
NET CHANGES THROUGH ALL
LAND TRANSACTIONS: STATEWIDE
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Leases, Exchanges, and/or Purchases and Sales
Samuel M. Damon Estate	+138,197.00
Richard S. Smart (Parker Ranch)	+ 69,418.88
Theo H. Davies & Co., Ltd.	+ 58,793.71
C. Brewer & Co., Ltd.	+ 29,164.77
Norman N. Inaba	+ 15,223.00
Thelma K. Stillman Trust	+ 14,973.89
Puu-O-Hoku Ranch (George W. Murphy)	+ 14,262.00
Hawaiian Ocean View Estates*	+ 11,797.60
Haleakala Ranch Co.	+ 11,316.37
Hawaiian Paradise Park Corp.*	+ 6,335.76
Grove Farm Co., Inc.	+ 5,123.94
Francis H. Ii Brown, et al.	+ 4,771.00
Mauna Loa Investment Co.	+ 2,283.00
George Galbraith Trust Estate	+ 2,219.52
Crescent Acres, Ltd.	+ 2,014.25
Hawaii Mountain View Development Corp.	+ 2,000.00
Castle & Cooke, Inc.*	+ 1,888.61
Morgan & Claire E. Flagg	+ 1,800.00
Hana Ranch Co., Ltd.	+ 1,714.40
Maui Realty Co., Inc.*	+ 1,636.00
Victor Klein, et al.	+ 1,500.00
Molokai Ranch, Ltd.	+ 1,461.59
W. H. Greenwell, Ltd.	+ 1,204.48
Hiram L. Fong & Mun On Chun	+ 1,190.00
Nanawale Estates Co.	+ 1,064.49
Golden State Hawaiian Corp.	+ 955.00
Stewart-Gadbois, Co.	+ 559.00
S. C. & Pearl Friel*	+ 554.41
William B. Dunbar*	+ 203.60
Kaupo Ranch, Ltd.	+ 92.09
Mokuleia Ranch & Land Co., Ltd.	+ 74.34
Kaonoulou Ranch Co., Ltd.	+ 12.92
John T. Waterhouse	+ 3.00
R. W. Meyer, Ltd. & A. A. Meyer Family*	+ .02
Queen Liliuokalani Trust	- .01
Capital Investment Co., Ltd.*	- .25
A. A. Richardson	- 1.67

Table 7 (continued)

Name of Owner	Net Gain or Loss in Acres through Leases, Exchanges, and/or Purchases and Sales
Kualoa Ranch, Ltd.	- 2.19
J. P. Mendonca Trust Estate	- 52.98
Bernice P. Bishop Museum	- 57.60
Queen's Hospital	- 71.95
James Robinson Properties*	- 103.00
Austin Heirs	- 248.00
Alexander & Baldwin, Inc.*	- 345.57
Yee Hop, Ltd.	- 600.00
James Campbell Estate	- 577.74
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	- 920.91
Dillingham Investment Corp.	- 1,572.48
Kapoho Land & Development Co., Ltd.	- 1,587.75
Gay & Robinson*	- 2,179.26
Ulupalakua Ranch, Inc.	- 2,941.75
Roman Catholic Church*	- 2,945.73
AmFac, Inc.	- 3,180.80
Bernice P. Bishop Estate	- 3,482.99
Crawford Oil Corp.*	- 8,000.00
W. H. Shipman, Ltd.	- 8,046.00
Hui of Kahana (Heirs of Mary E. Foster included)	- 8,154.00

*See Appendix D

Chapter III

MAJOR PRIVATE LANDOWNERS: By Island

As we have seen in Chapter II, the major private landowners own a significant amount of the total land area in the State of Hawaii. In this chapter, the information presented in Chapter II will be discussed for each island considered separately. Data on land owned by the state and federal governments on each island will be presented in order to provide a comparison with land owned by the major private landowners.

Table 8 (see pages 44 to 48) is designed as an index to this chapter. The table lists the 72 major private landowners in alphabetical order and gives the location, by island, of each of their landholdings. The subsidiaries of the major private landowners are given both in the alphabetical listing and under the name of their parent companies.

Hawaii

Land Ownership

Land ownership on the island is highly concentrated. The largest single owner is the state government, which owns 1,126,121.00 acres or 43.76 per cent of the island's total of 2,573,440 acres. In addition, the federal government owns 295,799.37 acres,¹ which is 11.5 per cent of the total land area of the island. There are 38 private owners who own more than 1,000 acres each on the island of Hawaii. Together the major private landowners own 1,052,582.00 acres, which is 41 per cent of the total land area of the island of Hawaii.

The major landowners are ranked in descending order in Table 9 (see page 50). Of their total acreage, 475,324.47 acres are used by the owner, 317,568.16 acres are leased to others, and 259,689.37 acres are not in use at the present time. Together the state and federal governments and the major private landowners own 2,474,502.37 acres,² which is 96.15 per cent of the total land area of the island. Therefore, the small private landowners, those who own less than 1,000 acres each, own less than 4 per cent of the total land acreage of Hawaii.

CHAPTER III

MAJOR PRIVATE LANDOWNERS: By Island

As we have seen in Chapter II, the major private landowners own a significant amount of the total land area in the State of Hawaii. In this chapter, the information presented in Chapter II will be discussed for each island considered separately. Data on land owned by the state and federal governments on each island will be presented in order to provide a comparison with land owned by the major private landowners.

Table 8 (see pages 44 to 48) is designed as an index to this chapter. The table lists the 72 major private landowners in alphabetical order and gives the location, by island, of each of their landholdings. The subsidiaries of the major private landowners are given both in the alphabetical listing and under the name of their parent companies.

Hawaii

Land Ownership

Land ownership on the island is highly concentrated. The largest single owner is the state government, which owns 1,126,121.00 acres or 43.76 per cent of the island's total of 2,573,440 acres. In addition, the federal government owns 210,984.11 acres,¹ which is 8.20 per cent of the total land area of the island. There are 38 private owners who own more than 1,000 acres each on the island of Hawaii. Together the major private landowners own 1,052,582.00 acres, which is 41 per cent of the total land area of the island of Hawaii.

The major landowners are ranked in descending order in Table 9 (see page 50). Of their total acreage, 475,324.47 acres are used by the owner, 317,568.16 acres are leased to others, and 259,689.37 acres are not in use at the present time. Together the state and federal governments and the major private landowners own 2,389,687.11 acres,² which is 92.86 per cent of the total land area of the island. Therefore, the small private landowners, those who own less than 1,000 acres each, own less than 8 per cent of the total land acreage of Hawaii.

MAJOR LANDOWNERS

Land Controlled

In addition to their fee simple holdings, the major private landowners also hold 489,945.87 acres in leasehold on Hawaii. They lease 302,419.29 acres from the state government and 187,526.58 acres from private owners. They sublet only 8,624.80 acres. Therefore, the major landowners on Hawaii exercise effective control of 1,216,334.91 acres, or 47 per cent of the total land area of the island. Table 10 (see pages 51 and 52) lists the major landowners in descending order according to the acreage they control.

Land Use

Of all the islands, the island of Hawaii has the lowest percentage of land classified as suitable for intensive cultivation. Less than 14 per cent of her vast acreage can be cultivated. More than 81 per cent of the land is suitable only for grazing, forestry, and water conservation. About five per cent of the island is unclassified. The major landowners own 150,686.20 acres in three agricultural categories: diversified, pineapple, and sugar cane. This is 42.57 per cent of the land classified as suitable for intensive cultivation. The remainder of the land suitable for cultivation is owned by the state or federal governments or by small private landowners and is used for agricultural purposes, or it is not cultivated but is being used for non-agricultural purposes. Table 11 (see pages 53 to 56) lists the major landowners in descending order according to the acreage owned in each use category. If an owner leases land in addition to his fee simple holdings in any use category, this figure is also given.

Land Transactions

During the period 1950 to 1964, the major private landowners on Hawaii purchased (or acquired through land exchange) a total of 259,883.02 acres. They relinquished a total of 96,373.54 acres. Their net gain in ownership was, then, 163,509.48 acres. Table 12 (see page 57) ranks in descending order the net changes in land ownership of the major landowners during this period. Table 13 (see page 58) ranks in descending order the net changes in land owned or held in leasehold for the individual owners.

MAJOR PRIVATE LANDOWNERS: BY ISLAND

Kauai

Land Ownership

Land ownership on the island of Kauai is also highly concentrated. The largest single owner is the state government, which owns 151,939.00 acres or 43.09 per cent of the total 352,640 acres of the island. The federal government owns 2,199.68 acres,³ or only 0.62 per cent of the total land area of the island. There are 10 owners who own over 1,000 acres. Together they own 176,952.53 acres, which is 50 per cent of the total land area of the island. These owners are ranked in descending order in Table 14 (see page 62). Of this total acreage 126,119.24 acres are in use by the owner, 35,214.79 acres are leased to others, and 15,618.50 acres are not in present use.

Together the state and federal governments and the major landowners own 331,091.21 acres, which is 93.89 per cent of the total area of Kauai.⁴ Therefore, the private landowners who own less than 1,000 acres each own less than seven per cent of the island.

Land Controlled

In addition to their fee simple holdings, the major private landowners hold 41,491.28 acres in leasehold on Kauai. They lease 21,476.86 acres from the state government and 20,014.42 acres from private owners. Of this total they sublet only 2,997.96 acres. Therefore, these 10 private landowners control a total land area of 180,231.08 acres, which is 51.11 per cent of the total land on Kauai. Table 15 (see page 63) lists the major landowners in descending order according to the acres they control.

Land Use

On the island of Kauai, less than 32.49 per cent of the total land area is classified as suitable for intensive cultivation. The remaining 68 per cent is suited only for grazing, forestry, and water conservation. The 10 major private landowners control 41,821.18 acres in the three agricultural use categories: diversified, pineapple, and sugar cane. This is 36.50 per cent of the land classified as suitable for intensive cultivation. The remainder of the land suitable for cultivation is owned by the state or federal governments or by small private landowners and is used for agricultural purposes, or it is not cultivated. Table 16 (see pages 64 to 66) lists the major

MAJOR LANDOWNERS

landowners in descending order according to the acreage owned in each category. If an owner leases land in addition to his fee simple holdings in any use category, this figure is also given.

Land Transactions

During the period 1950 to 1964 the major private landowners on Kauai purchased or acquired through exchange a total of 1,186.77 acres. They sold or relinquished through exchange a total of 595.48 acres, for a net gain in ownership of 591.29 acres. Table 17 (see page 67) ranks in descending order the major landowners who had a net change in ownership during this period. Table 18 (see page 67) ranks in descending order the net changes in land owned or held in leasehold for the individual owners.

Kahoolawe

The island of Kahoolawe, whose total land area is 28,800 acres, is completely controlled⁵ by the United States government and is used for military purposes. No information about the soil classification exists for Kahoolawe. There have been no land transactions on Kahoolawe in the period from 1950 to 1964.

Niihau

The island of Niihau, whose total land area is 46,080 acres, is owned and controlled by a single private owner, the Niihau Ranch Co., which owns and controls 46,065.24 acres, or 99.97 per cent of the total acreage of the island. The Niihau Ranch Co. uses most of its land (46,053.24 acres) for grazing and has 12.00 acres in residential use. Again, no information on soil classification exists for Niihau. There have been no land transactions on Niihau in the 1950 to 1964 period.

Lanai

The island of Lanai is almost entirely owned and controlled by a single private owner, Castle & Cooke, Inc. This company owns 88,792.00 acres, or 98.40 per cent of the total 90,240 acres of the island. It controls 87,948.00 acres, or 97.46 per cent of the total land area of Lanai. Another 7.70 acres are owned by the federal government. The remaining acreage is owned by small private owners.

MAJOR PRIVATE LANDOWNERS: BY ISLAND

On the island of Lanai, almost 30 per cent of the land is classified as suitable for intensive cultivation. Castle and Cooke, Inc., owns and controls 15,803.00 acres classified as pineapple (there is no sugar cane on the island). This total is 58.35 per cent of the land suitable for intensive cultivation. Table 19 (see page 69) presents the total acreage both owned and leased in each use category by Castle & Cooke, Inc. During the period 1950 to 1964 Castle & Cooke, Inc., acquired through exchange 0.68 acres. It sold or relinquished through exchange a total of 170.91 acres, for a net loss in ownership of 170.23 acres.

Maui

Land Ownership

The largest single owner of land on Maui is the state government, which owns about 204,400 acres or about 44 per cent of the total 465,920 acres of the island.⁶ The federal government owns 17,181.41 acres, which is 3.69 per cent of the total area. There are 11 private owners who own more than 1,000 acres on Maui. They collectively own 230,495.98 acres, which is 49 per cent of the total acreage of the island. Together the state and federal governments and the major private landowners own about 451,677 acres or about 97 per cent of the total land on Maui. The major landowners are ranked in descending order in Table 20 (see page 71). Of the total acreage owned by these major landowners 179,653.09 acres are in use by the owner, 30,421.15 acres are leased to others, and 20,421.74 are not presently used.

Land Controlled

In addition to their fee simple holdings, the major private landowners hold 100,823.04 acres in leasehold on Maui. They lease 78,964.68 acres from the state government and 21,858.36 acres from private owners. They sublet only 215.63 acres. Therefore, the major landowners control a total of 300,682.24 acres, or 64 per cent of the total land area of Maui. Table 21 (see page 72) lists the major landowners in descending order according to the acreage they control.

Land Use

On the island of Maui, less than 30 per cent of the land is classified as suitable for intensive cultivation. The other 70 per cent

MAJOR LANDOWNERS

of the land is suitable only for grazing, forestry, and water conservation. The major landowners control 58,107.98 acres in three agricultural categories: diversified, pineapple, and sugar cane. Thus, these major landowners control 44.04 per cent of the land suitable for intensive cultivation. The remainder of the land suitable for cultivation is owned or leased by the state or federal governments or by small private landowners and is used for agricultural purposes, or it is not cultivated. Table 22 (see pages 73 to 75) lists the major landowners in descending order according to the acreage owned in each use category. If an owner leases land in addition to his fee simple holdings in any use category, this figure is also given.

Land Transactions

In the period 1950 to 1964, the major landowners on Maui purchased or acquired through exchange a total of 8,719.59 acres of land. They sold or relinquished through exchange a total of 9,966.21 acres, for a net loss in ownership of 1,246.62 acres. Table 23 (see page 76) ranks in descending order the major landowners who had a net change in land ownership during this period. Table 24 (see page 76) ranks in descending order the net changes in land owned and held in leasehold for the individual owners.

Molokai

Land Ownership

The state government is also the largest single owner of land on the island of Molokai. The state owns over 51,400 acres or 31 per cent of the island's total of 165,760 acres.⁷ The federal government owns 352.80 acres, which is less than 1 per cent of the island. Ten private owners own more than 1,000 acres each on Molokai. These owners are ranked in descending order in Table 25 (see page 78). Together the major landowners own 110,443.81 acres, which is 66 per cent of the area of the island. Of this total acreage 73,889.99 acres are in use by the owner, 26,835.74 acres are leased to others, and 9,718.08 acres are not in present use. The state and federal governments and the major private landowners combined own about 161,797 acres or about 98 per cent of the total land area of the island.

MAJOR PRIVATE LANDOWNERS: BY ISLAND

Land Controlled

In addition to their fee simple holdings, the major private landowners also hold 2,314.03 acres in leasehold on Molokai. They lease 805.06 acres from the state government and 1,508.97 from private owners. Of this total only 12.97 acres are sublet. Therefore, these 10 private landowners exercise effective control of 85,909.13 acres, or 51.83 per cent of the total area of the island. Table 26 (see page 79) lists the major landowners in descending order according to the acres they control.

Land Use

On the island of Molokai less than 25 per cent of the land is classified as suitable for intensive cultivation. Only one-tenth of 1 per cent is classified as "best" suited for intensive cultivation. The other 75 per cent of the land is suitable only for grazing, forestry, and water conservation. The 10 major landowners own 12,458.93 acres in the diversified and pineapple agricultural categories (there is no sugar cane grown on Molokai). This is slightly more than 30 per cent of the total land suited for intensive cultivation. The major portion of this land is owned by the state or federal governments or by small private landowners and is used for agricultural purposes, or it is not cultivated. Table 27 (see pages 80 and 81) lists the major landowners in descending order according to the acreage owned in each category. If an owner leases land in addition to his fee simple holdings in any use category, this figure is also given.

Land Transactions

In the period 1950 to 1964 the major private landowners on Molokai purchased a total of 19,811.76 acres and sold a total of 68.11 acres for a net gain in ownership of 19,743.65 acres. There were no exchanges on Molokai during this period. Table 28 (see page 82) ranks in descending order the major private landowners who had a net change in ownership during this period. Table 29 (see page 82) ranks in descending order the net changes in land owned and held in leasehold for the individual owners.

MAJOR LANDOWNERS

Oahu

Land Ownership

The largest single owner of land on Oahu is the federal government with 139,924.61 acres or 36.74 per cent of the total 380,800 acres of the island. The second largest owner is the Bernice P. Bishop Estate, which owns 59,007.10 acres or 15.50 per cent of the island. The state government owns 56,672.00 acres or 14.88 per cent of the total area of the island. There are 21 private owners who own more than 1,000 acres each on the island of Oahu. Together the major landowners own 217,851.00 acres, or 57 per cent of the total acreage of the island.⁸ These owners are ranked in descending order in Table 30 (see page 84). Of the total acreage owned by the major landowners, 27,739.54 acres are in use by the owner, 137,464.89 acres are leased to others, and 52,646.57 acres are not in present use.

Land Controlled

In addition to their fee holdings, the major private landowners hold 37,349.24 acres in leasehold on the island of Oahu. They lease 804.15 acres from the state government, 1,279.47 acres from the federal government, and 35,265.62 acres from private owners. Of this total acreage leased, 3,997.28 acres are sublet. Therefore, the major landowners exercise effective control of 113,738.07 acres, which is 30 per cent of the total area of Oahu. This is significantly less than the acreage they own in fee simple. Table 31 (see page 85) lists the major landowners in descending order according to the acres they control.

Land Use

Nearly 17.81 per cent of the land area of the island of Oahu is classified as "best" suited for intensive cultivation. None of the other islands has nearly so high a percentage of prime agricultural land. An additional 8.08 per cent of the land on Oahu is "moderately" suited for intensive cultivation, and another 7.80 per cent is "fairly to moderately" suited for intensive cultivation. The major landowners control 30,153.48 acres in the three agricultural use categories: diversified, pineapple, and sugar cane. This acreage is 44.46 per cent of the land "best" suited for intensive cultivation and 23.51 per cent of the total land suitable for intensive cultivation. The remainder of the land suitable for cultivation is

MAJOR LANDOWNERS

Oahu

Land Ownership

The largest single owner of land on Oahu is the Bernice P. Bishop Estate with 59,007.10 acres or 15.50 per cent of the total 380,800 acres of the island. The second largest owner is the state government, which owns 56,672.00 acres or 14.88 per cent of the island. The federal government owns 55,109.35 acres or 14.47 per cent of the total area of the island. There are 21 private owners who own more than 1,000 acres each on the island of Oahu. Together the major landowners own 217,851.00 acres, or 57 per cent of the total acreage of the island.⁸ These owners are ranked in descending order in Table 30 (see page 84). Of the total acreage owned by the major landowners, 27,739.54 acres are in use by the owner, 137,464.89 acres are leased to others, and 52,646.57 acres are not in present use.

Land Controlled

In addition to their fee holdings, the major private landowners hold 37,349.24 acres in leasehold on the island of Oahu. They lease 804.15 acres from the state government, 1,279.47 acres from the federal government, and 35,265.62 acres from private owners. Of this total acreage leased, 3,997.28 acres are sublet. Therefore, the major landowners exercise effective control of 113,738.07 acres, which is 30 per cent of the total area of Oahu. This is significantly less than the acreage they own in fee simple. Table 31 (see page 85) lists the major landowners in descending order according to the acres they control.

Land Use

Nearly 17.81 per cent of the land area of the island of Oahu is classified as "best" suited for intensive cultivation. None of the other islands has nearly so high a percentage of prime agricultural land. An additional 8.08 per cent of the land on Oahu is "moderately" suited for intensive cultivation, and another 7.80 per cent is "fairly to moderately" suited for intensive cultivation. The major landowners control 30,153.48 acres in the three agricultural use categories: diversified, pineapple, and sugar cane. This acreage is 44.46 per cent of the land "best" suited for intensive cultivation and 23.51 per cent of the total land suitable for intensive cultivation. The remainder of the land suitable for cultivation is

MAJOR PRIVATE LANDOWNERS: BY ISLAND

owned or leased by the state or federal governments or by small private landowners and is used for agricultural purposes, or it is not cultivated. The tremendous demand for land as a result of the rapid expansion of the city of Honolulu should indicate that some of the land suitable for cultivation is put to commercial, residential, industrial, and resort uses. Indeed, much of the best land on Oahu is located around Honolulu and thus cannot be cultivated.

Table 32 (see pages 86 to 89) lists the major landowners in descending order according to the acreage owned in each use category. If an owner leases land in addition to his fee simple holdings in any use category, this figure is also given.

Land Transactions

In the period 1950 to 1964 the major private landowners on Oahu purchased or acquired through exchange a total of 3,155.28 acres. They sold or relinquished through exchange a total of 22,706.49 acres for a net loss of 19,551.21 acres, the largest net loss on any island. Table 33 (see page 90) ranks in descending order the major private landowners who had a net change in ownership during this period. It is significant to note that 9,797.73 acres of this total was sold involuntarily. Table 34 (see page 91) ranks in descending order net changes in land owned or held in leasehold for the individual owners.

Table 8

MAJOR PRIVATE LANDOWNERS BY ISLAND

(Acres rounded off to the nearest whole number)

Name of Owner	Hawaii	Kauai	Lanai	Maui	Molokai	Niihau	Oahu	Total Acres Owned in the State of Hawaii
Alexander and Baldwin, Inc.		22,611		100,177				122,788
Alexander and Baldwin, Inc.		162		52,254				52,416
East Maui Irrigation Co., Ltd.				17,985				17,985
McBryde Sugar Co., Ltd.		22,449						22,449
Maui Pineapple Co., Ltd.				29,938				29,938
AmFac, Inc.	20,545	43,209		15,377			1,234	80,365
Lihue Plantation Co., Ltd.		43,209						43,209
Oahu Sugar Co., Ltd.							1,234	1,234
Pioneer Mill Co., Ltd.				15,377				15,377
Puna Sugar Co., Ltd.	20,545							20,545
Austin Heirs					2,628		2,628	5,256
Bishop Estate, B. P.	291,729	11,727		2,541	4,695		59,007	369,699
Bishop Museum, B. P.	4,330						926	5,256
Brewer, C. & Co., Ltd.	109,352	9,297		26,496			1	145,146
C. Brewer & Co., Ltd.	23,189	8		4			1	23,202
Hawaiian Agricultural Co.	6,661							6,661
Hutchinson Sugar Co., Ltd.	10,022							10,022
Kilauea Sugar Co., Ltd.		9,289						9,289
Mauna Kea Sugar Co., Inc.	40,096							40,096
Paauihau Sugar Co., Ltd.	4,294							4,294
Pepeekeo Sugar Co.	25,090							25,090
Wailuku Sugar Co.				26,492				26,492
Brown, Francis H. Ii	165				6,000			6,165
Campbell, James, Estate of	25,630			5,751			50,260	81,641
Capital Investment Co., Ltd.							5,421	5,421
Makaha Valley Farms, Ltd.*							3,952	3,952
Waianae Development Co.*							1,469	1,469
Castle, Harold K. L. (Kaneohe Ranch Co., Ltd.)							9,337	9,337
Castle & Cooke, Inc.	23,569		88,792				42,399	154,760
Castle & Cooke, Inc.	3,023						42,399	45,422
Dole Company			88,792					88,792
Kohala Sugar Co.	20,546							20,546

Table 8 (continued)

Name of Owner	Total Acres Owned in the State of Hawaii					
	Hawaii	Kauai	Lanai	Maui	Molokai	Niihau
Charles Notley Estate*	6,109					
Crawford Oil Corp.*	3,808					
Crescent Acres, Ltd.	1,489					
Damon, Samuel M., Estate of	139,510					
Theo H. Davies & Co., Ltd.	37,785					
Hamakua Mill Co.	14,369					
Kukaiiau Ranch Co., Ltd.	2,078					
Honokaa Sugar Co.	13,613					
Laupahoehoe Sugar Co.	7,725					
Dillingham Corp.						
Hawaiian Land Co.						
Dillingham Investment Corp.	12,077					
Dole Company (See Castle & Cooke, Inc.)						
Dunbar, William B.*						
East Maui Irrigation Co., Ltd. (See Alexander and Baldwin)						
Elizabeth K. Booth Trust, et al.	2,613					
Eric A. & August F. Knudsen Trust		5,879				
Flags, Morgan & Claire E.	1,800					
Fong, Hiram L. & Mun On Chun						
Foster, Neoma, et al.						
Friel, S. C. & Pearl*						
Gay & Robinson*		55,800				
George Galbraith Trust Estate						
Golden State Hawaiian Corp.	1,165					
Greenwell, W. H., Ltd.	12,149					
Grove Farm Co., Inc.		22,616				
Haleakala Ranch Co.						

Table 8 (continued)

Name of Owner	Hawaii	Kauai	Lanai	Maui	Molokai	Niihau	Oahu	Total Acres Owned in the State of Hawaii
Hamakua Mill Co. (See Theo H. Davies & Co., Ltd.)								
Hana Ranch Co., Ltd.				4,814				4,814
Hawaii Mountain View Development Corp.	2,000							2,000
Hawaiian Agricultural Co. (See C. Brewer & Co., Ltd.)								
Hawaiian Evangelical Association*	3,201							3,201
Hawaiian Land Co. (See Dillingham Corp.)								
Hawaiian Ocean View Estate*	10,642							10,642
Hawaiian Paradise Park Corp.*	5,503							5,503
Honokaa Sugar Co. (See Theo H. Davies & Co., Ltd.)								
Hui of Kahana (Heirs of Mary E. Foster included)							5,250	5,250
Hustace, H. P.*					1,515			1,515
Hutchinson Sugar Co., Ltd. (See C. Brewer & Co., Ltd.)								
Inaba, Norman N.	3,158							3,158
James Robinson Properties*							4,725	4,725
Kahua Ranch, Ltd.	14,013							14,013
Kanoa Heirs		1,701					2	1,703
Kaonoulu Ranch Co., Ltd.				8,813				8,813
Kapoho Land & Development Co., Ltd.	5,174							5,174
Kaupo Ranch, Ltd.				10,037				10,037
Kilauea Sugar Co., Ltd. (See C. Brewer & Co., Ltd.)								
Klein, Victor D., et al.	1,500							1,500
Kohala Sugar Co. (See Castle & Cooke, Inc.)								
Kualoa Ranch, Ltd.							3,999	3,999
Kukaiau Ranch Co., Ltd. (See Theo H. Davies & Co., Ltd.)								

Table 8 (continued)

Name of Owner	Hawaii	Kauai	Lanai	Maui	Molokai	Niihau	Oahu	Total Acres Owned in the State of Hawaii
Laupahoehoe Sugar Co. (See Theo H. Davies & Co., Ltd.)								
Lihue Plantation Co., Ltd. (See AmFac, Inc.)								
Makaha Valley Farms, Ltd. (See Capital Investment Co., Ltd.)								
Maui Pineapple Co., Ltd. (See Alexander & Baldwin, Inc.)								
Maui Realty Co., Inc.*				1,636				1,636
Mauna Kea Sugar Co., Inc. (See C. Brewer & Co., Ltd.)								
Mauna Loa Investment Co.	2,283							2,283
McBryde Sugar Co., Ltd. (See Alexander & Baldwin, Inc.)								
McCandless Heirs	30,483						6,286	36,769
Mendonca Estate							2,693	2,693
Meyer, R. W., Ltd. & A. A. Meyer Family*					2,886			2,886
Mokuleia Ranch & Land Co., Ltd.							4,865	4,865
Molokai Ranch, Ltd.					73,975			73,975
Nanawale Estates Co.								
Niihau Ranch	1,064					46,065		1,064
Oahu Sugar Co., Ltd. (See AmFac, Inc.)								
Paauihau Sugar Co., Ltd. (See C. Brewer & Co., Ltd.)								
Palani Ranch Trust (F. R. Greenwell)								
Pepeekeo Sugar Co. (See C. Brewer & Co., Ltd.)	6,026							6,026
Pioneer Mill Co., Ltd. (See AmFac, Inc.)								
Puna Sugar Co., Ltd. (See AmFac, Inc.)								
Puu-O-Hoku Ranch (George W. Murphy)					14,262			14,262
Queen's Hospital (The)	10,510						2,555	13,065
Queen Liliuokalani Trust	9,754						40	9,794
Rice, William Hyde, Ltd.		3,040						3,040

Table 8 (continued)

Name of Owner	Total Acres						
	Hawaii	Kauai	Lanai	Maui	Molokai	Niihau	Oahu
Richardson, A. A.	3,472						3,472
Roman Catholic Church*	1,275			5			6
Shipman, W. H., Ltd.	23,165						23,165
Smart, Richard (Parker Ranch)	185,610						185,610
Stewart-Gadbois Co.	1,785						1,785
Stillman Trust (Huehue Ranch)	15,438						15,438
Ulupalakua Ranch, Inc.				21,807			21,807
Waianae Development Co. (See Capital Investment Co., Ltd.)							
Wailuku Sugar Co. (See C. Brewer & Co., Ltd.)							
Waterhouse, John T.		1,073					1,073
Wung, E. L. Ranch, Ltd.	1,700						1,700
Yee Hop, Ltd.	21,000						21,000
Zion Securities Corp.							6,374
Total	1,052,581	176,953	88,792	230,495	110,443	46,065	217,852
							1,923,181

*See Appendix D

FIGURE B

Master Key for Island Maps

- | | |
|---|--|
| 1. STATE OWNED | 41. CHARLES NOTLEY ESTATE |
| 2. HAWAIIAN HOMES COMMISSION | 42. GEORGE GALBRAITH TRUST ESTATE |
| 3. FEDERAL GOVERNMENT LAND | 43. HIRAM L. FONG & MUN ON CHUN |
| 4. BISHOP ESTATE, BERNICE P. | 44. PUU-O-HOKU RANCH (GEORGE W. MURPHY) |
| 5. AMFAC, INC. | 45. MOLOKAI RANCH, LTD. |
| 6. ALEXANDER & BALDWIN, INC. | 46. FRANCIS H. II BROWN |
| 7. THEO H. DAVIES & CO., LTD. | 47. MOKULEIA RANCH & LAND CO., LTD. |
| 8. C. BREWER & CO., LTD. | 48. HAWAIIAN LAND CO. (DILLINGHAM CORP.) |
| 9. CASTLE & COOKE, INC. | |
| 10. CAPITAL INVESTMENT CO. | |
| 11. DILLINGHAM INVESTMENT CORP. | |
| 12. SAMUEL M. DAMON ESTATE | |
| 13. JAMES CAMPBELL, ESTATE OF | |
| 14. GAY & ROBINSON | |
| 15. RICHARD S. SMART (PARKER RANCH) | |
| 16. QUEEN'S HOSPITAL | |
| 17. AUSTIN HEIRS | |
| 18. STILLMAN TRUST (HUEHUE RANCH) | |
| 19. LILIUOKALANI TRUST | |
| 20. McCANDLESS HEIRS (ELIZABETH MARKS, ET AL.) | |
| 21. W. H. SHIPMAN, LTD. | |
| 22. HAWAIIAN PARADISE PARK CORP. | |
| 23. PALANI RANCH TRUST (FRANK R. GREENWELL) | |
| 24. YEE HOP, LTD. | |
| 25. W. H. GREENWELL, LTD. | |
| 26. KAHUA RANCH, LTD. | |
| 27. KAPOHO LAND & DEVELOPMENT CO., LTD. | |
| 28. ULUPALAKUA RANCH, INC. | |
| 29. KAONOULU RANCH CO., LTD. | |
| 30. KAUPU RANCH, LTD. | |
| 31. HALEAKALA RANCH CO. | |
| 32. HANA RANCH CO., LTD. | |
| 33. GROVE FARM CO., INC. | |
| 34. ERIC A. & AUGUST F. KNUDSEN TRUST | |
| 35. HAROLD K. L. CASTLE (KANEHOE RANCH CO., LTD.) | |
| 36. ZION SECURITIES CORP. | |
| 37. HUI O KAHANA (HEIRS OF MARY E. FOSTER INCLUDED) | |
| 38. JAMES ROBINSON PROPERTIES | |
| 39. KUALOA RANCH, LTD. | |
| 40. MENDONCA ESTATE | |

Table 9

MAJOR PRIVATE LANDOWNERS: HAWAII

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of Island	Cumulative %
Bernice P. Bishop Estate	291,729.11	11.34	11.34
Richard S. Smart (Parker Ranch)	185,610.00	7.21	18.55
Samuel M. Damon Estate	139,510.00	5.42	23.97
C. Brewer & Co., Ltd.	109,352.31	4.25	28.22
Theo H. Davies & Co.	37,785.00	1.47	29.69
McCandless Heirs (Elizabeth Marks, et al.)	30,483.00	1.18	30.87
James Campbell Estate	25,630.00	1.00	31.87
Castle & Cooke, Inc.	23,568.62	.92	32.79
W. H. Shipman, Ltd.	23,165.00	.90	33.69
Yee Hop, Ltd.	21,000.00	.82	34.51
AmFac, Inc.	20,544.50	.80	35.31
Thelma K. Stillman Trust	15,437.76	.60	35.91
Kahua Ranch, Ltd.	14,013.00	.54	36.45
W. H. Greenwell, Ltd.	12,149.07	.47	36.92
Dillingham Investment Corp.	12,077.06	.47	37.39
Hawaiian Ocean View Estate*	10,642.40	.41	37.80
Queen's Hospital	10,510.00	.41	38.21
Queen Liliuokalani Trust	9,754.22	.38	38.59
Charles Notley Heirs, et al.*	6,109.06	.24	38.83
Palani Ranch (Frank R. Greenwell)	6,025.96	.23	39.06
Hawaiian Paradise Park Corp.*	5,502.88	.21	39.27
Kapoho Land & Development Co., Ltd.	5,174.43	.20	39.47
Bernice P. Bishop Museum	4,330.11	.17	39.64
Crawford Oil Corp.*	3,807.75	.15	39.79
A. A. Richardson	3,472.24	.13	39.92
Hawaiian Evangelical Assoc.*	3,201.42	.12	40.04
Norman N. Inaba	3,158.00	.12	40.16
Elizabeth K. Booth, et al.	2,613.31	.10	40.26
Mauna Loa Investment Co.	2,283.00	.09	40.35
Hawaiian Mountain View Development Corp.	2,000.00	.08	40.43
Morgan & Claire E. Flagg	1,800.00	.07	40.50
Stewart-Gadbois Co.	1,785.00	.07	40.57
E. L. Wung Ranch, Ltd.	1,700.00	.07	40.64
Victor D. Klein, et al.	1,500.00	.06	40.70
Crescent Acres, Ltd.*	1,489.03	.06	40.76
Roman Catholic Church*	1,274.77	.05	40.81
Golden State Hawaiian Corp.	1,165.00	.05	40.86
Nanawale Estates Co.	1,064.49	.05	40.91
Francis H. Ii Brown	164.50	.01	40.92
Total	1,052,582.00		40.92

*See Appendix D

Table 10

LAND CONTROLLED BY MAJOR LANDOWNERS: HAWAII

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Acreage of Island	Cumulative %
Richard S. Smart (Parker Ranch)	185,610.00	75,141.00		2,578.00	258,173.00	10.03	10.03
C. Brewer & Co., Ltd.	109,352.31	139,275.39	2,499.63	5,495.00	240,633.07	9.35	19.38
Mauna Kea Sugar Co.	40,096.29	7,466.73	1,660.97	3,632.45	42,269.60	1.64	
Pepeekeo Sugar Co.	25,090.05	9,937.60	815.67	1,614.94	32,597.04	1.27	
C. Brewer & Co., Ltd.	23,189.05	106,820.49		149.78	129,859.76	5.05	
Hutchinson Sugar Co., Ltd.	10,022.00	4,127.47	3.99	5.31	14,140.17	.55	
Hawaiian Agricultural Co.	6,660.63	9,672.78	14.03	27.09	16,292.29	.63	
Paauhau Sugar Co.	4,294.29	1,250.32	4.97	65.43	5,474.21	.21	
Samuel M. Damon Estate	139,510.00				139,510.00	5.42	24.80
Dillingham Investment Corp.	12,077.06	112,615.16	87.79	303.50	124,300.93	4.83	29.63
Theo H. Davies & Co., Ltd.	37,785.00	59,713.00	5,584.00	7,810.00	84,104.00	3.27	32.90
Hamakua Mill Co.	14,369.00	7,688.00	4,780.00	6,030.00	11,247.00	.44	
Honokaa Sugar Co.	13,613.00	2,873.00	53.00	1,002.00	15,431.00	.60	
Laupahoehoe Sugar Co.	7,725.00	9,100.00	751.00	723.00	15,351.00	.60	
Kukaia Ranch Co., Ltd.	2,078.00	40,052.00		55.00	42,075.00	1.63	
McCandless Heirs (Elizabeth Marks, et al)	30,483.00	30,908.00		114.00	61,277.00	2.38	35.28
Frank R. Greenwell	6,025.96	29,798.00		32.50	35,791.46	1.39	36.67
Theima K. Stillman Trust	15,437.76	16,432.29		12.54	31,857.51	1.24	37.91
Bernice P. Bishop Estate	291,729.11			259,929.89	31,799.22	1.24	39.15
AmFac, Inc.	20,544.50	8,301.32	141.78	2,188.51	26,515.53	1.03	40.18
Puna Sugar Co.	20,544.50	8,301.32	141.78	2,188.51	26,515.53	1.03	
James Campbell Estate	25,630.00				25,630.00	1.00	41.18
Castle & Cooke, Inc.	23,568.62	4,290.09	311.60	3,118.40	24,428.71	.95	42.13
Kohala Sugar Co.	20,545.64	4,285.59	311.60	3,117.90	21,401.78	.83	
Castle & Cooke, Inc.	3,022.93	4.50		.50	3,026.93	.12	
Yee Hop, Ltd.	21,000.00	1,270.00			22,270.00	.87	43.00
W. H. Shipman, Ltd.	23,165.00			4,640.00	18,525.00	.72	43.72
Norman N. Inaba	3,158.00	12,000.00			15,158.00	.59	44.31
Kahua Ranch, Ltd.	14,013.00				14,013.00	.54	44.85

Table 10 (Continued)

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Acreage of Island	Cumulative %
W. H. Greenwell, Ltd.	12,149.07			223.93	11,925.14	.46	45.31
Hawaiian Ocean View Estate*	10,642.40				10,642.40	.41	45.72
Hawaiian Paradise Park Corp.*	5,502.88				5,502.88	.21	45.93
Kapoho Land and Development Co., Ltd.	5,174.43			1,034.07	4,140.36	.16	46.09
Queen Liliuokalani Trust	9,754.22			5,865.63	3,888.59	.15	46.24
Crawford Oil Corp.*	3,807.75				3,807.75	.15	46.39
Hawaiian Evangelical Assoc.*	3,201.42			50.11	3,151.31	.12	46.51
Elizabeth K. Booth	2,613.31				2,613.31	.10	46.61
Mauna Loa Investment Co.	2,283.00				2,283.00	.09	46.70
Hawaii Mountain View Development Corp.	2,000.00				2,000.00	.08	46.78
E. L. Wung Ranch, Ltd.	1,700.00	200.00			1,900.00	.07	46.85
Morgan & Claire E. Flagg	1,800.00				1,800.00	.07	46.92
Stewart-Gadbois Co.	1,785.00				1,785.00	.07	46.99
Victor D. Klein	1,500.00				1,500.00	.06	47.05
Crescent Acres, Ltd.*	1,489.03				1,489.03	.06	47.11
Roman Catholic Church*	1,274.77	1.62		17.54	1,258.85	.05	47.16
Golden State Hawaiian Corp.	1,165.00				1,165.00	.05	47.21
Nanawale Estates Co.	1,064.49				1,064.49	.05	47.26
Bernice P. Bishop Museum	4,330.11			4,063.24	266.87	.01	47.27
Francis H. Ii Brown, et al.	164.50				164.50	.01	47.28
Queen's Hospital	10,510.00			10,510.00			47.28
Charles Notley Estate	6,109.06			6,109.06			47.28
A. A. Richardson	3,472.24			3,472.24			47.28
Totals	1,052,582.00	489,945.87	8,624.80	317,568.16	1,216,334.91		47.28

*See Appendix D

Table 11

LAND USE: HAWAII

Single-Family and Two-Family Residential

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Hawaii Mountain View Development Corp.	2,000.00	
Victor D. Klein, et al.	1,500.00	
Bernice P. Bishop Estate	1,176.70	
Norman N. Inaba	1,046.00	
Golden State Hawaiian Corp.	1,029.00	
Nanawale Estates Co.	1,024.92	
C. Brewer & Co., Ltd.	427.29	67.26
Theo H. Davies and Co., Ltd.	417.00	79.00
Castle & Cooke, Inc.	380.53	
Thelma K. Stillman Trust	246.37	
Richard S. Smart (Parker Ranch)	106.00	
Hawaiian Evangelical Assoc.*	47.26	
AmFac, Inc.	23.05	4.85
Kahua Ranch, Ltd.	18.00	
W. H. Shipman, Ltd.	17.00	
W. H. Greenwell, Ltd.	16.42	
McCandless Heirs(Elizabeth Marks, et al.)	12.00	
Palani Ranch (Frank R. Greenwell)	9.84	
Samuel M. Damon Estate	8.00	
Stewart-Gadbois Co.	5.00	
Kapoho Land & Development Co., Ltd.	1.00	
Liliuokalani Trust	.29	
Total	9,511.67	151.11

Multi-Family, Apartment, Hotel and Resort

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Richard S. Smart (Parker Ranch)	1,830.00	
Thelma K. Stillman Trust	250.00	
Bernice P. Bishop Estate	73.54	
Theo H. Davies & Co., Ltd.	73.00	
Golden State Hawaiian Corp.	48.00	
Nanawale Estates Co.	3.98	
Total	2,278.52	

Table 11 (continued)

Commercial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
A. A. Richardson*	1,424.37	
W. H. Shipman, Ltd.	138.00	
Golden State Hawaiian Corp.	88.00	
C. Brewer & Co., Ltd.	65.22	0.99
Nanawale Estates Co.	12.49	
Theo H. Davies & Co., Ltd.	10.00	1.00
Richard S. Smart (Parker Ranch)	5.00	
Bernice P. Bishop Estate	3.00	
AmFac, Inc.	2.82	
Castle & Cooke, Inc.	2.36	
W. H. Greenwell, Ltd.	1.75	
McCandless Heirs (Elizabeth Marks, et al.)	1.00	
Roman Catholic Church	.27	
Total	1,754.28	1.99

Industrial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
C. Brewer & Co., Ltd.	82.16	11.67
Theo H. Davies & Co., Ltd.	47.00	
Bernice P. Bishop Estate	46.51	
AmFac, Inc.	24.86	
Castle & Cooke, Inc.	15.53	4.50
Kapoho Land & Development Co., Ltd.	10.00	
Total	226.06	16.17

Agricultural-Diversified

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	30,400.75	
Hawaiian Ocean View Estate*	10,642.40	
Hawaiian Paradise Park Corp.*	5,502.88	
Queen Liliuokalani Trust	3,888.59	
Crawford Oil Corp.*	3,807.75	
Mauna Loa Investment Co.	2,283.00	
Norman N. Inaba	2,112.00	
Castle & Cooke, Inc.	1,669.20	
Crescent Acres, Ltd.*	1,489.03	
Dillingham Investment Corp.	820.26	87.79
Kapoho Land & Development Co., Ltd.	734.64	
C. Brewer & Co., Ltd.	684.20	52.38
Bernice P. Bishop Museum	526.35	
AmFac, Inc.	515.26	
McCandless Heirs (Elizabeth Marks, et al.)	455.00	
Theo H. Davies & Co., Ltd.	376.00	2.00

Table 11 (continued)
Agricultural-Diversified

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
W. H. Greenwell, Ltd.	219.52	
Stewart-Gadbois Co.	150.00	
Hawaiian Evangelical Assoc.*	145.25	
W. H. Shipman, Ltd.	120.00	
Thelma K. Stillman Trust	68.93	
Richard S. Smart (Parker Ranch)	42.00	
Palani Ranch (Frank R. Greenwell)	31.00	
Total	66,684.01	142.17

Agricultural-Pineapple

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Hawaiian Evangelical Assoc.*	<u>15.33</u>	

Agricultural-Sugar Cane

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
C. Brewer & Co., Ltd.	31,661.54	16,166.22
Theo H. Davies & Co., Ltd.	16,666.00	10,256.00
Castle & Cooke, Inc.	10,650.55	3,239.78
Bernice P. Bishop Estate	9,048.87	
AmFac, Inc.	5,177.26	3,984.46
Queen Liliuokalani Trust	3,951.51	
W. H. Shipman, Ltd.	3,525.00	
Roman Catholic Church*	1,272.23	
Charles Notley Heirs, et al.*	1,036.77	
Richard S. Smart (Parker Ranch)	660.00	
Kapoho Land & Development Co.	337.13	
Total	83,986.86	33,646.46

Agricultural-Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Richard S. Smart (Parker Ranch)	148,902.00	75,141.00
Bernice P. Bishop Estate	95,849.46	
Samuel M. Damon Estate	23,932.00	
C. Brewer & Co., Ltd.	15,699.32	72,663.55
McCandless Heirs (Elizabeth Marks, et al.)	13,800.00	30,908.00
James Campbell Estate	13,628.00	
Kahua Ranch Ltd.	12,494.00	
Theo H. Davies & Co., Ltd.	10,496.00	38,652.00

Table 11 (continued)
Agricultural - Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Queen's Hospital	9,934.00	
W. H. Greenwell, Ltd.	9,642.42	
Thelma K. Stillman Trust	9,502.42	500.00
W. H. Shipman, Ltd.	7,326.00	
Palani Ranch (Frank R. Greenwell)	5,607.12	
Charles Notley Heirs, et al.*	4,550.00	
Dillingham Investment Corp.	4,336.91	24,170.56
Castle & Cooke, Inc.	3,046.71	494.18
Elizabeth K. Booth, et al.	2,576.00	
Queen Liliuokalani Trust	1,782.00	
E. L. Wung Ranch, Ltd.	1,700.00	200.00
Yee Hop, Ltd.	1,500.00	
Stewart-Gadbois Co.	1,030.00	
Kapoho Land & Development Co., Ltd.	500.00	
AmFac, Inc.	238.39	
Morgan & Claire E. Flagg	150.00	
Palani Ranch (Frank R. Greenwell)		10,368.00
Total	398,222.75	253,097.29

Conservational

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	148,238.41	
Samuel M. Damon Estate	81,864.00	
C. Brewer & Co., Ltd.	38,533.52	6,912.03
McCandless Heirs (Elizabeth Marks, et al.)	11,800.00	
Bernice P. Bishop Museum	3,803.76	
Dillingham Investment Corp.	3,724.75	14,874.72
Castle & Cooke, Inc.	3,648.13	224.26
Hawaiian Evangelical Assoc.*	2,993.58	
W. H. Shipman, Ltd.	2,687.00	
A. A. Richardson	1,985.98	
W. H. Greenwell, Ltd.	1,799.77	
Kahua Ranch, Ltd.	1,500.00	
Richard S. Smart (Parker Ranch)	973.00	
Theo H. Davies & Co., Ltd.	895.00	7,124.00
Francis H. Ii Brown	164.50	
Thelma K. Stillman Trust	39.53	
Elizabeth K. Booth, et al.	37.31	
Norman N. Inaba		12,000.00
Yee Hop, Ltd.		1,270.00
Total	304,688.24	42,405.01

Waste

All major landowners	139,198.66	157,086.16
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Other

All major landowners	46,015.62	3,399.51
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Total For All Uses

All major landowners	1,052,582.00	489,945.87
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*See Appendix D

Table 12

NET CHANGES IN LAND OWNERSHIP: HAWAII
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
Samuel M. Damon Estate	+139,509.00
Thelma K. Stillman Trust	+ 14,973.89
Hawaiian Ocean View Estate*	+ 11,797.60
Hawaiian Paradise Park Corp.*	+ 6,335.76
Norman N. Inaba	+ 3,223.00
Theo H. Davies & Co., Ltd.	+ 2,886.71
Castle & Cooke, Inc.*	+ 2,300.01
Mauna Loa Investment Co.	+ 2,283.00
Crescent Acres, Ltd.*	+ 2,014.25
Hawaii Mountain View Development Corp.	+ 2,000.00
Morgan & Claire E. Flagg	+ 1,800.00
Victor D. Klein, et al.	+ 1,500.00
W. H. Greenwell, Ltd.	+ 1,204.48
Nanawale Estates Co.	+ 1,064.49
Golden State Hawaiian Corp.	+ 955.00
Stewart-Gadbois Co.	+ 559.00
Richard S. Smart (Parker Ranch)	+ 401.88
James Campbell Estate	+ 386.00
Bernice P. Bishop Museum	+ 10.18
A. A. Richardson	- 1.67
Queen's Hospital	- 37.51
Yee Hop, Ltd.	- 600.00
Roman Catholic Church*	- 1,468.67
Dillingham Investment Corp.	- 1,572.48
Kapoho Land & Development Co., Ltd.	- 1,587.75
Bernice P. Bishop Estate	- 2,380.98
C. Brewer & Co., Ltd.	- 3,765.73
AmFac, Inc.	- 4,233.98
Crawford Oil Corp.*	- 8,000.00
W. H. Shipman, Ltd.	- 8,046.00
Total Net Gain	+ _____
Total Net Loss	- _____
Total Net Change	+163,509.48

*See Appendix D

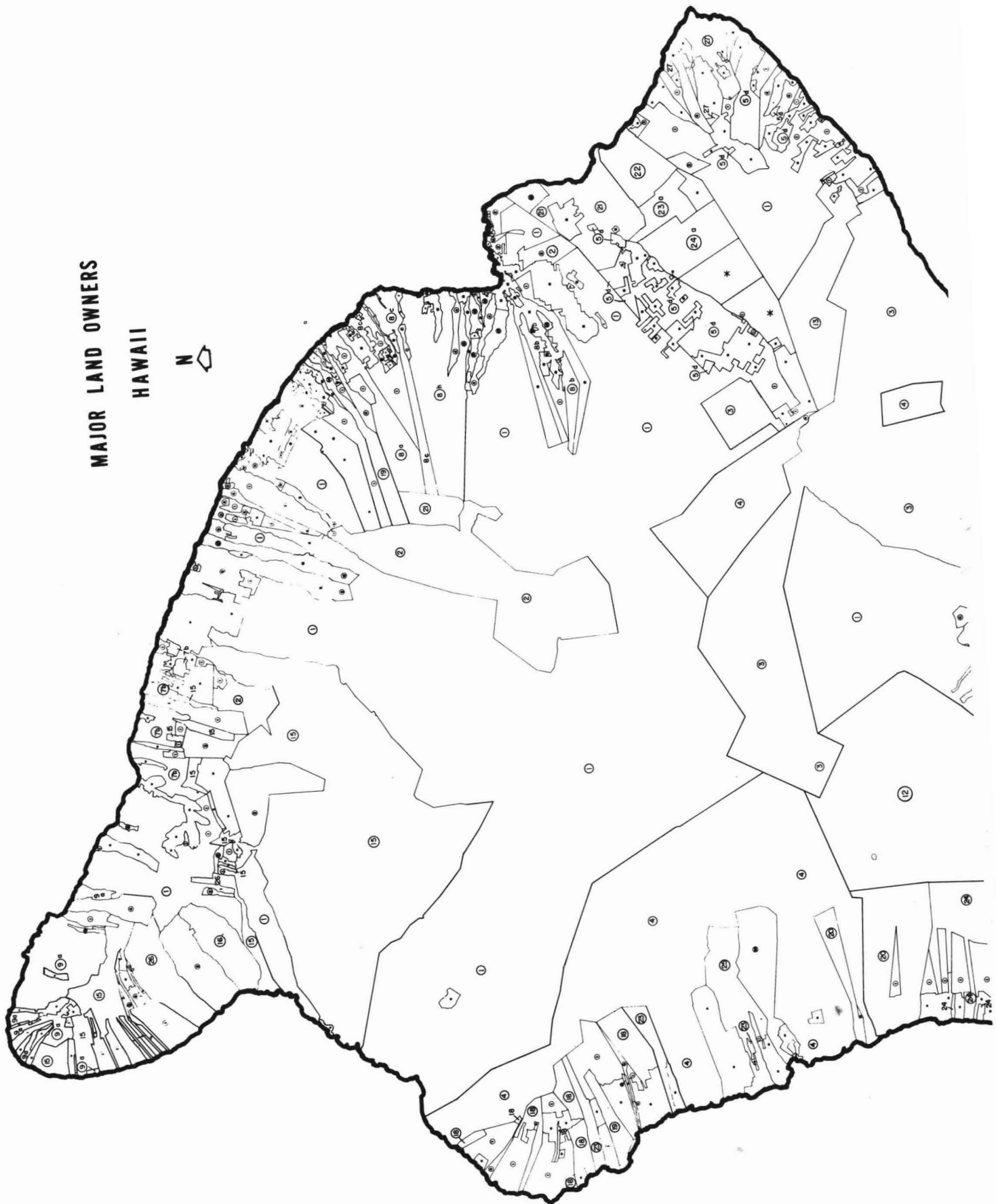
Table 13
NET CHANGES THROUGH ALL
LAND TRANSACTIONS: HAWAII
(1950-1964)

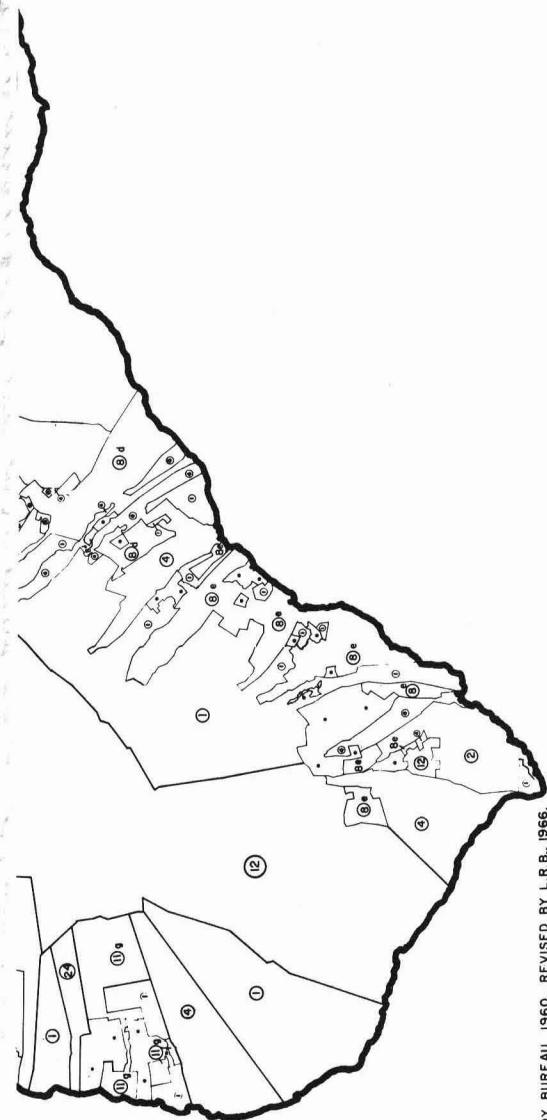
Name of Owner	Net Gain or Loss in Acres through Leases, Exchanges, and/or Purchases and Sales
Samuel M. Damon Estate	+139,509.00
Richard S. Smart (Parker Ranch)	+ 69,418.88
Theo H. Davies & Co., Ltd.	+ 58,793.71
C. Brewer & Co., Ltd.	+ 28,420.55
Norman N. Inaba	+ 15,223.00
Thelma K. Stillman Trust	+ 14,973.89
Hawaiian Ocean View Estate*	+ 11,797.60
Hawaiian Paradise Park Corp.*	+ 6,335.76
Castle & Cooke, Inc.*	+ 5,627.99
Mauna Loa Investment Co.	+ 2,283.00
Crescent Acres, Ltd.*	+ 2,014.25
Hawaii Mountain View Development Corp.	+ 2,000.00
Morgan & Claire E. Flagg	+ 1,800.00
Victor D. Klein, et al.	+ 1,500.00
W. H. Greenwell, Ltd.	+ 1,204.48
Nanawale Estates Co.	+ 1,064.49
Golden State Hawaiian Corp.	+ 955.00
Stewart-Gadbois Co.	+ 559.00
James Campbell Estate	+ 386.00
Bernice P. Bishop Museum	+ 10.18
A. A. Richardson	- 1.67
Queen's Hospital	- 37.51
Yee Hop, Ltd.	- 600.00
Roman Catholic Church*	- 1,468.42
Dillingham Investment Corp.	- 1,572.48
Kapoho Land & Development Co., Ltd.	- 1,587.75
Bernice P. Bishop Estate	- 2,380.98
AmFac, Inc.	- 5,685.91
Crawford Oil Corp.*	- 8,000.00
W. H. Shipman, Ltd.	- 8,046.00

*See Appendix D

MAJOR LAND OWNERS

HAWAII





LAND STUDY BUREAU, 1960. REVISED BY L.R.B., 1966.

LEGEND

- | | | | |
|----|---|-----|--|
| 1 | STATE OWNED | 13 | JAMES CAMPBELL, ESTATE OF |
| 2 | HAWAIIAN HOMES COMMISSION | 15 | RICHARD S. SMART (PARKER RANCH) |
| 3 | FEDERAL GOVERNMENT LAND | 16 | QUEEN'S HOSPITAL |
| 4 | BISHOP ESTATE, BERNICE P. | 18 | STILLMAN TRUST (HUEHUE RANCH) |
| 5d | AMFAC, INC. (PUNA SUGAR CO., LTD.) | 19 | LILUOKALANI TRUST |
| 7a | THEO. H. DAVIES & CO., LTD. (HAMAKUA MILL CO.) | 20 | McCANDLESS HEIRS (ELIZABETH MARKS, ET AL.) |
| 7b | THEO. H. DAVIES & CO., LTD. (HONOKAA SUGAR CO.) | 21 | W. H. SHIPMAN, LTD. |
| 7c | THEO. H. DAVIES & CO., LTD. (LAUPAHOEHOE SUGAR CO.) | 22 | HAWAIIAN PARADISE PARK CORP. |
| 8 | C. BREWER & CO., LTD. | 23 | PALANI RANCH TRUST (FRANK GREENWELL) |
| 8a | C. BREWER & CO., LTD. (HAKALAU SUGAR CO.) | 23a | HILO DEVELOPMENT, INC. |
| 8b | C. BREWER & CO., LTD. (HILO SUGAR CO.) | 24 | YEE HOP, LTD. |
| 8c | C. BREWER & CO., LTD. (PEPEEKEO SUGAR CO.) | 24a | TROPIC ESTATES, LTD. |
| 8d | C. BREWER & CO., LTD. (HAWAIIAN AGRICULTURAL CO.) | 25 | W. H. GREENWELL, LTD. |
| 8e | C. BREWER & CO., LTD. (HUTCHINSON SUGAR CO., LTD.) | 26 | KAHUA RANCH, LTD. |
| 8h | C. BREWER & CO., LTD. (ONOMEA SUGAR CO.) | 27 | KAPOHO LAND & DEVELOPMENT CO., LTD. |
| 9a | CASTLE & COOKE, INC. (KOHALA SUGAR CO.) | 41 | CHARLES NOTLEY ESTATE |
| 11 | DILLINGHAM INVESTMENT CORP. | | |
| 12 | SAMUEL M. DAMON ESTATE | | |

Table 14

MAJOR PRIVATE LANDOWNERS: KAUAI

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of Island	Cumulative %
Gay & Robinson*	55,799.57	15.82	15.82
AmFac, Inc.	43,208.90	12.25	28.07
Grove Farm Co., Inc.	22,616.01	6.41	34.48
Alexander & Baldwin, Inc.	22,611.00	6.41	40.89
Bernice P. Bishop Estate	11,727.25	3.33	44.22
C. Brewer & Co., Ltd.	9,297.06	2.64	46.86
Eric A. & August F. Knudsen Trust	5,879.00	1.67	48.53
Wm. Hyde Rice, Ltd.	3,039.74	.86	49.39
Kanoa Heirs	1,701.00	.48	49.87
John T. Waterhouse	<u>1,073.00</u>	.30	<u>50.17</u>
Total	176,952.53		50.17

*See Appendix D

Table 15

LAND CONTROLLED BY MAJOR LANDOWNERS: KAUAI

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Acreage of Island	Cumulative %
Gay & Robinson*	55,799.57	20,257.95	1.33	4,092.07	71,964.12	20.41	20.41
AmFac, Inc.	43,208.90	12,514.30	537.30	1,646.77	53,539.13	15.18	35.59
Lihue Plantation Co., Ltd.	43,208.90	12,514.30	537.30	1,646.77	53,539.13	15.18	
Grove Farm Co., Inc.	22,616.01	4,309.84	612.86	4,799.73	21,513.26	6.10	41.69
Alexander & Baldwin, Inc.	22,611.00	313.00		1,733.00	21,191.00	6.01	47.70
McBryde Sugar Co., Ltd.	22,449.00	313.00		1,733.00	21,029.00	5.96	
Alexander & Baldwin, Inc.	162.00				162.00	.05	
C. Brewer & Co., Ltd.	9,297.06	4,049.80	1,846.47	4,762.56	6,737.83	1.91	49.61
Kilauea Sugar Co., Ltd.	9,288.93	4,049.80	1,846.47	4,762.56	6,729.70	1.91	
C. Brewer & Co., Ltd.	8.13				8.13		
Wm. Hyde Rice, Ltd.	3,039.74	43.92		47.41	3,036.25	.86	50.47
Eric A. & August F. Knudsen Trust	5,879.00			4,765.00	1,114.00	.32	50.79
John T. Waterhouse	1,073.00				1,073.00	.30	51.09
Kanoa Heirs	1,701.00			1,641.00	60.00	.02	51.11
Roman Catholic Church		2.47			2.47		51.11
Bernice P. Bishop Estate	11,727.25			11,727.25			51.11
Totals	176,952.53	41,491.28	2,997.96	35,214.79	180,231.06		51.11

*See Appendix D

Table 16

LAND USE: KAUAI

Single-Family and Two-Family Residential

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
AmFac, Inc.	246.21	1.00
Grove Farm Co., Inc.	221.22	76.85
Gay & Robinson*	90.56	2.50
Alexander & Baldwin, Inc.	90.00	
C. Brewer & Co., Ltd.	71.89	
Wm. Hyde Rice, Ltd.	65.72	
Eric A. & August F. Knudsen Estate	56.00	
Kanoa Heirs	28.00	
John T. Waterhouse	1.00	
Total	870.60	80.35

Multi-Family, Apartment, Hotel and Resort

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Wm. Hyde Rice, Ltd.	6.93	

Commercial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
AmFac, Inc.	40.79	2.42
Grove Farm Co., Inc.	8.20	2.20
Wm. Hyde Rice, Ltd.	4.68	
Alexander & Baldwin, Inc.	1.00	
Eric A. & August F. Knudsen Estate	1.00	
Gay & Robinson*	.40	
Total	56.07	4.62

Industrial

Name of Owner	Acres Owned in Fee Simple
AmFac, Inc.	43.29
C. Brewer & Co., Ltd.	41.35
Grove Farm Co., Inc.	38.48
Alexander & Baldwin, Inc.	18.00
Wm. Hyde Rice, Ltd.	3.00
Total	144.12

Table 16 (continued)

Agricultural - Diversified

Name of Owner	Acres Held in Fee Simple	Acres Held in Leasehold
Eric A. & August F. Knudsen Estate	1,348.00	
Alexander & Baldwin, Inc.	581.79	4.00
AmFac, Inc.	295.56	15.06
Grove Farm Co., Ltd.	118.70	20.89
Gay & Robinson*	114.55	26.59
C. Brewer & Co., Ltd.	19.74	.87
John T. Waterhouse	3.00	
Total	2,481.34	67.41

Agricultural - Pineapple

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
AmFac, Inc.	837.00	412.19
Alexander & Baldwin, Inc.	785.00	75.00
Total	1,622.00	487.19

Agricultural - Sugar Cane

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
AmFac, Inc.	9,478.28	6,032.10
Grove Farm Co., Ltd.	8,842.74	2,429.73
Gay & Robinson *	6,679.76	1.33
Alexander & Baldwin, Inc.	6,174.77	182.00
C. Brewer & Co., Ltd.	3,022.90	1,832.39
Eric A. & August F. Knudsen Estate	2,431.00	
Total	36,629.45	10,477.55

Agricultural - Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Gay & Robinson*	24,737.92	14,455.32
Grove Farm Co., Ltd.	7,675.59	612.86
AmFac, Inc.	6,135.05	1,240.39
C. Brewer & Co., Ltd.	3,742.73	1,699.84
Bernice P. Bishop Estate	2,192.87	

(Table 16 (continued))

Agricultural - Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Wm. Hyde Rice, Ltd.	1,554.58	43.92
Alexander & Baldwin, Inc.	1,216.43	
Eric A. & August F. Knudsen Estate	664.00	
John T. Waterhouse	461.00	
Kanoa Heirs	135.00	
Total	48,515.17	18,052.33

Conservational

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Gay & Robinson*	20,689.35	
AmFac, Inc.	16,494.86	71.44
Alexander & Baldwin, Inc.	13,075.00	
Bernice P. Bishop Estate	9,534.38	
Grove Farm Co., Ltd.	4,795.97	391.72
Kanoa Heirs	1,478.00	
Eric A. & August F. Knudsen Estate	1,141.00	
C. Brewer & Co., Ltd.	1,110.21	324.00
Total	68,318.77	787.16

Waste

All major landowners	16,923.46	11,019.54
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Other

All major landowners	1,384.62	515.13
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Total for all Uses

All major landowners	176,952.53	41,491.28
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*See Appendix D

Table 17

NET CHANGES IN LAND OWNERSHIP: KAUAI
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
C. Brewer & Co., Ltd.	+837.83
Alexander & Baldwin, Inc.*	+ 46.00
John T. Waterhouse	+ 3.00
Roman Catholic Church	- 1.73
Gay & Robinson*	- 4.09
Bernice P. Bishop Estate	- 10.41
Grove Farm Co., Inc.	- 65.46
AmFac, Inc.	-213.85
Total Net Gain	+ _____
Total Net Loss	- _____
Total Net Change	+591.29

*See Appendix D

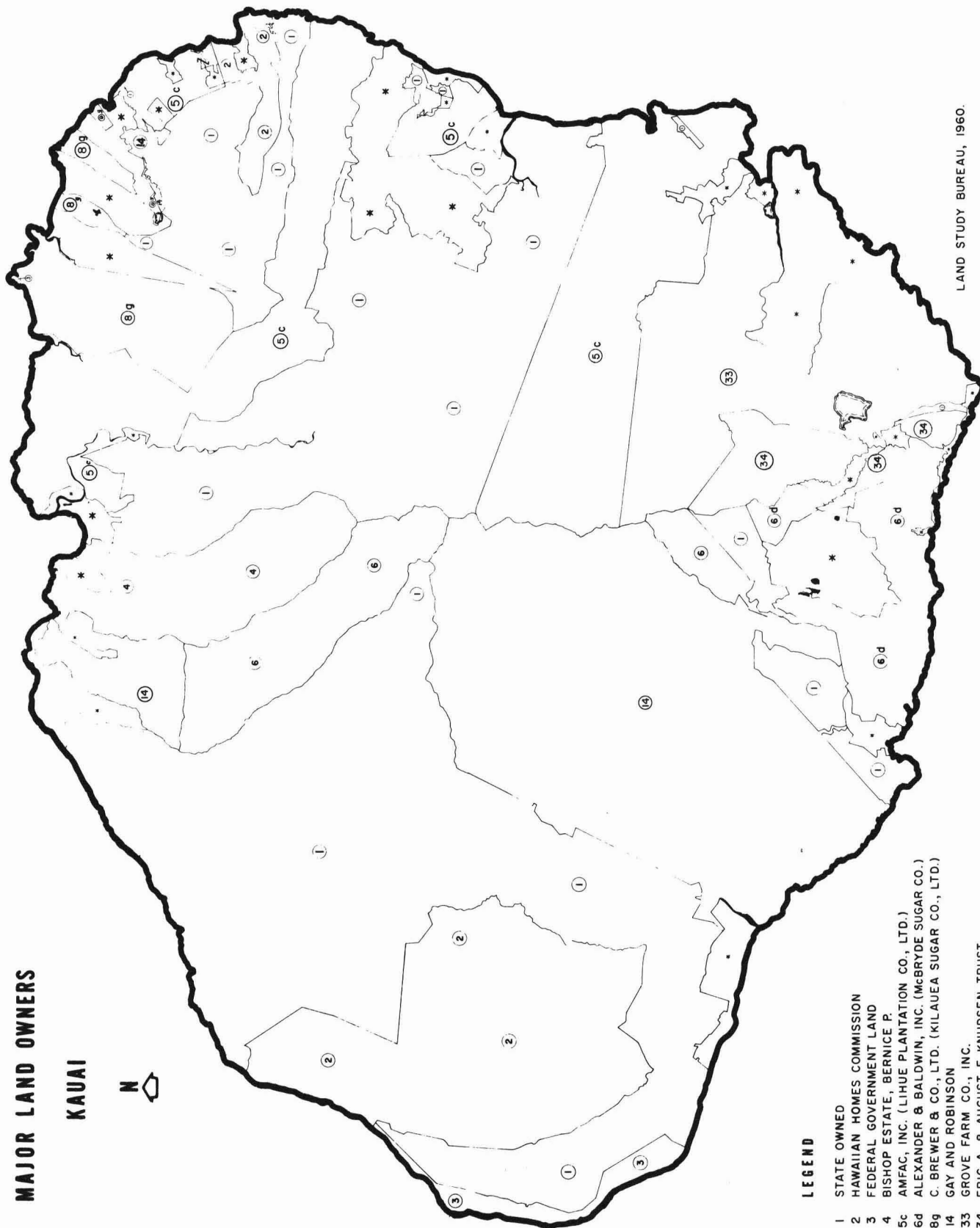
Table 18
NET CHANGES THROUGH ALL
LAND TRANSACTIONS: KAUAI
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Leases, Exchanges, and/or Purchases and Sales
Grove Farm Co., Inc.	+5,123.94
C. Brewer & Co, Ltd.	+ 395.24
John T. Waterhouse	+ 3.00
Roman Catholic Church	+ .74
Bernice P. Bishop Estate	- 10.41
AmFac, Inc.	- 213.85
Gay & Robinson*	-2,179.26
Alexander & Baldwin, Inc.*	-2,561.00

*See Appendix D

MAJOR LAND OWNERS

KAUAI



LEGEND

- 1 STATE OWNED
- 2 HAWAIIAN HOMES COMMISSION
- 3 FEDERAL GOVERNMENT LAND
- 4 BISHOP ESTATE, BERNICE P.
- 5c AMFAC, INC. (LIHUE PLANTATION CO., LTD.)
- 6d ALEXANDER & BALDWIN, INC. (McBRYDE SUGAR CO.)
- 8g C. BREWER & CO., LTD. (KILAUEA SUGAR CO., LTD.)
- 14 GAY AND ROBINSON
- 33 GROVE FARM CO., INC.
- 34 ERIC A. & AUGUST F. KNUDSEN TRUST
- * SMALL MISCELLANEOUS HOLDINGS

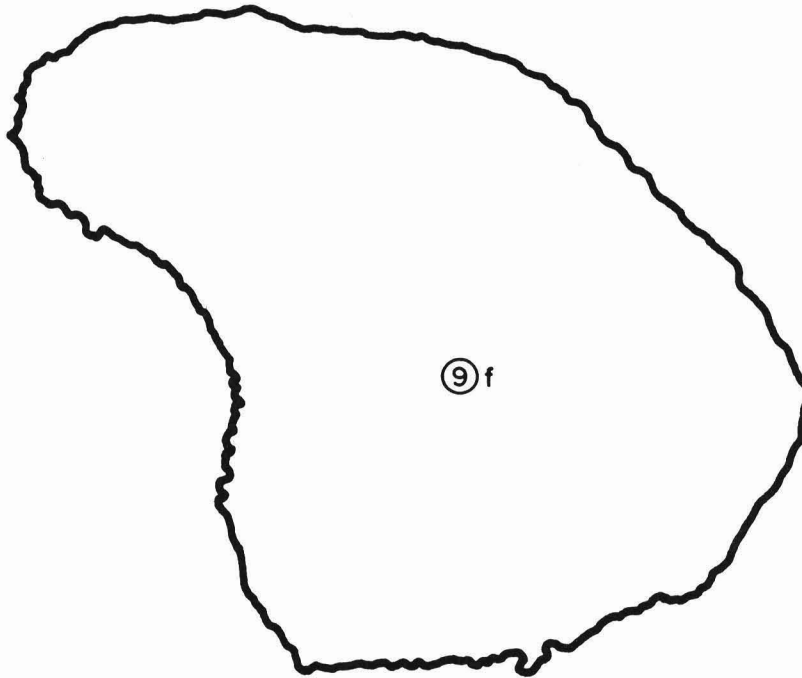
LAND STUDY BUREAU, 1960.

Table 19

LAND USE: LANAI

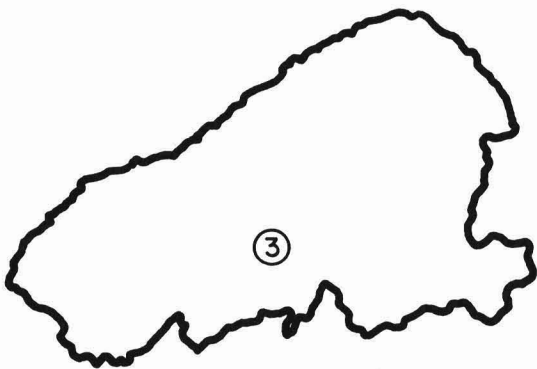
Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Single-Family and Two-Family Residential		
Castle & Cooke, Inc.	76.00	
Multi-Family, Apartment, Hotel and Resort		
Castle & Cooke, Inc.	4.00	
Commercial		
Castle & Cooke, Inc.	9.00	
Industrial		
Castle & Cooke, Inc.	26.00	
Agricultural - Diversified		
Castle & Cooke, Inc.	38.00	
Agricultural - Pineapple		
Castle & Cooke, Inc.	15,803.00	
Agricultural - Grazing		
Castle & Cooke, Inc.	46,885.00	
Conservational		
Castle & Cooke, Inc.	6,241.00	
Waste		
Castle & Cooke, Inc.	19,600.00	
Other		
Castle & Cooke, Inc.	110.00	
Total for All Uses		
Castle & Cooke, Inc.	88,792.00	

MAJOR LAND OWNERS



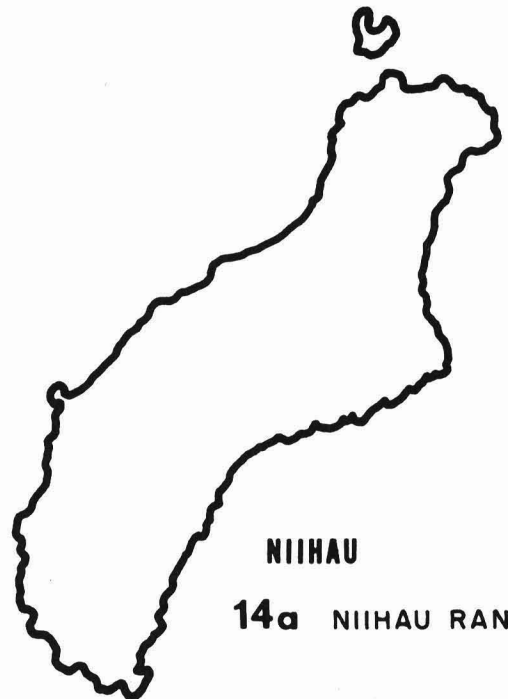
LANAI

9f CASTLE & COOKE, INC. (DOLE CO.)



KAHOOLAWE

3 FEDERAL GOVERNMENT LAND



NIIHAU

14a NIIHAU RANCH

Table 20

MAJOR PRIVATE LANDOWNERS: MAUI

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of Island	Cumulative %
Alexander & Baldwin, Inc.	100,177.41	21.50	21.50
Haleakala Ranch Co.	33,041.00	7.09	28.59
C. Brewer & Co., Ltd.	26,496.71	5.69	34.28
Ulupalakua Ranch, Inc.	21,807.00	4.68	38.96
AmFac, Inc.	15,376.67	3.30	42.26
Kaupo Ranch, Ltd.	10,036.94	2.15	44.41
Kaonoulu Ranch Co., Ltd.	8,813.38	1.89	46.30
James Campbell Estate	5,751.00	1.23	47.53
Hana Ranch Co., Ltd.	4,813.80	1.03	48.56
Bernice P. Bishop Estate	2,541.46	.55	49.11
Maui Realty Co., Inc.*	1,636.00	.35	49.46
Roman Catholic Church*	4.61		49.46
Total	230,495.98		49.46

*See Appendix D

Table 21

LAND CONTROLLED BY MAJOR LANDOWNERS: MAUI

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Acreage of Island	Cumulative %
Alexander & Baldwin, Inc.	100,177.41	44,234.76	214.84	21,204.08	122,993.25	26.40	26.40
Alexander & Baldwin, Inc.	52,254.00	1,478.00		9,692.00	44,040.00	9.45	
East Maui Irrigation Co., Ltd.	17,985.00	38,313.00		4,136.00	52,162.00	11.20	
Maui Pineapple Co., Ltd.	29,938.41	4,443.76	214.84	7,376.08	26,791.25	5.75	
Ulupalakua Ranch, Inc.	21,807.00	25,438.67		32.00	47,213.67	10.13	36.53
Haleakala Ranch Co.	33,041.00	8,117.26		58.00	41,100.26	8.82	45.35
C. Brewer & Co., Ltd.	26,496.71	495.18		320.74	26,671.15	5.72	51.07
Wailuku Sugar Co.	26,492.23	495.18		320.74	26,666.67	5.72	
C. Brewer & Co., Ltd.	4.48				4.48		
AmFac, Inc.	15,376.67	9,276.79	.79	496.66	24,156.01	5.18	56.25
Pioneer Mill Co., Ltd.	15,376.67	9,276.79	.79	496.66	24,156.01	5.18	
Kaonoulu Ranch Co., Ltd.	8,813.38	7,898.16		15.20	16,696.34	3.26	59.51
Kaupo Ranch, Ltd.	10,036.94	4,914.02			14,950.96	3.21	62.72
Hana Ranch Co.	4,813.80	448.20		.40	5,261.60	1.13	63.85
Maui Realty Co., Inc.*	1,636.00				1,636.00	.35	64.20
James Campbell Estate	5,751.00			5,748.00	3.00		64.20
Bernice P. Bishop Estate	2,541.46			2,541.46			64.20
Roman Catholic Church*	4.61			4.61			64.20
Total	230,495.98	100,823.04	215.63	30,421.15	300,682.24		64.20

*See Appendix D

Table 22

LAND USE: MAUI

Single-Family and Two-Family Residential

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	574.33	0.39
AmFac, Inc.	128.08	1.52
C. Brewer & Co., Ltd.	89.05	
Kaonoulu Ranch Co., Ltd.	46.93	
Haleakala Ranch Co.	38.00	5.65
Ulupalakua Ranch, Inc.	37.00	
Hana Ranch Co., Ltd.	33.50	
Bernice P. Bishop Estate	16.12	
Maui Realty Co., Inc.*	4.00	
James Campbell Estate	3.00	
Kaupo Ranch, Ltd.	2.00	
Total	972.01	7.56

Multi-Family, Apartment, Hotel and Resort

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
AmFac, Inc.	184.43	
Hana Ranch Co., Ltd.	20.30	
Maui Realty Co., Inc.*	4.00	
Total	208.73	

Commercial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
AmFac, Inc.	315.05	0.53
Alexander & Baldwin, Inc.	138.34	
Hana Ranch, Ltd.	2.60	
Ulupalakua Ranch, Inc.	1.00	.67
Kaonoulu Ranch Co., Ltd.	.50	
Total	457.49	1.20

Industrial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	155.34	.16
AmFac, Inc.	20.70	

Table 22 (continued)

Industrial		
Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
C. Brewer & Co., Ltd.	15.54	
Hana Ranch Co., Ltd.	5.20	
Bernice P. Bishop Estate	2.95	
Ulupalakua Ranch, Inc.	1.00	
Total	200.73	.16

Agricultural - Diversified

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	738.51	
Haleakala Ranch, Co.	58.00	
C. Brewer & Co., Ltd.	42.28	.02
Ulupalakua Ranch, Inc.	30.00	
Bernice P. Bishop Estate	.07	
Total	868.86	.02

Agricultural - Pineapple

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	9,592.40	3,878.85
Maui Realty Co., Inc.*	1,472.00	
Total	11,064.40	3,878.85

Agricultural - Sugar Cane

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	32,570.67	5.00
AmFac, Inc.	5,494.76	4,841.79
C. Brewer & Co., Ltd.	5,105.71	61.40
Bernice P. Bishop Estate	799.86	
Total	43,971.00	4,908.19

Table 22 (continued)
Agricultural - Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	28,221.30	1,588.68
Haleakala Ranch Co.	27,275.00	8,110.04
Ulupalakua Ranch, Inc.	16,738.00	15,370.00
Kaonoulu Ranch Co., Ltd.	7,548.38	6,898.16
Kaupo Ranch, Ltd.	7,534.94	4,391.02
James Campbell Estate	5,748.00	
C. Brewer & Co., Ltd.	4,338.62	432.14
AmFac, Inc.	3,861.59	2,038.27
Hana Ranch Co., Ltd.	3,011.80	134.20
Maui Realty Co., Inc.*	156.00	
Bernice P. Bishop Estate	12.98	
Total	104,446.61	38,962.51

Conservational

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Alexander & Baldwin, Inc.	23,533.44	38,413.13
C. Brewer & Co., Ltd.	15,310.73	
Haleakala Ranch Co.	5,148.00	
AmFac, Inc.	3,926.62	1,169.76
Bernice P. Bishop Estate	1,192.37	
Kaonoulu Ranch Co., Ltd.	994.01	
Hana Ranch Co.	629.20	236.00
Total	50,734.37	39,818.89

Waste

All major landowners	13,677.31	13,088.90
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Other

All major landowners	3,894.47	156.76
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Total for All Uses

All major landowners	230,495.98	100,823.04
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*See Appendix D

Table 23

NET CHANGES IN LAND OWNERSHIP: MAUI
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
Haleakala Ranch Co.	+3,199.11
Hana Ranch Co., Ltd.	+1,714.40
Maui Realty Co., Inc.*	+1,636.00
Kaupo Ranch, Ltd.	+ 29.94
Kaonoulou Ranch Co., Ltd.	+ 12.92
James Campbell Estate	- .33
AmFac, Inc.	- 2.44
Bernice P. Bishop Estate	- 2.89
C. Brewer & Co., Ltd.	- 205.26
Roman Catholic Church*	- 229.85
Alexander & Baldwin, Inc.	- 576.47
Ulupalakua Ranch, Inc.	-6,821.75
Total Net Gain	+
Total Net Loss	-
Total Net Change	-1.246.62

*See Appendix D

Table 24

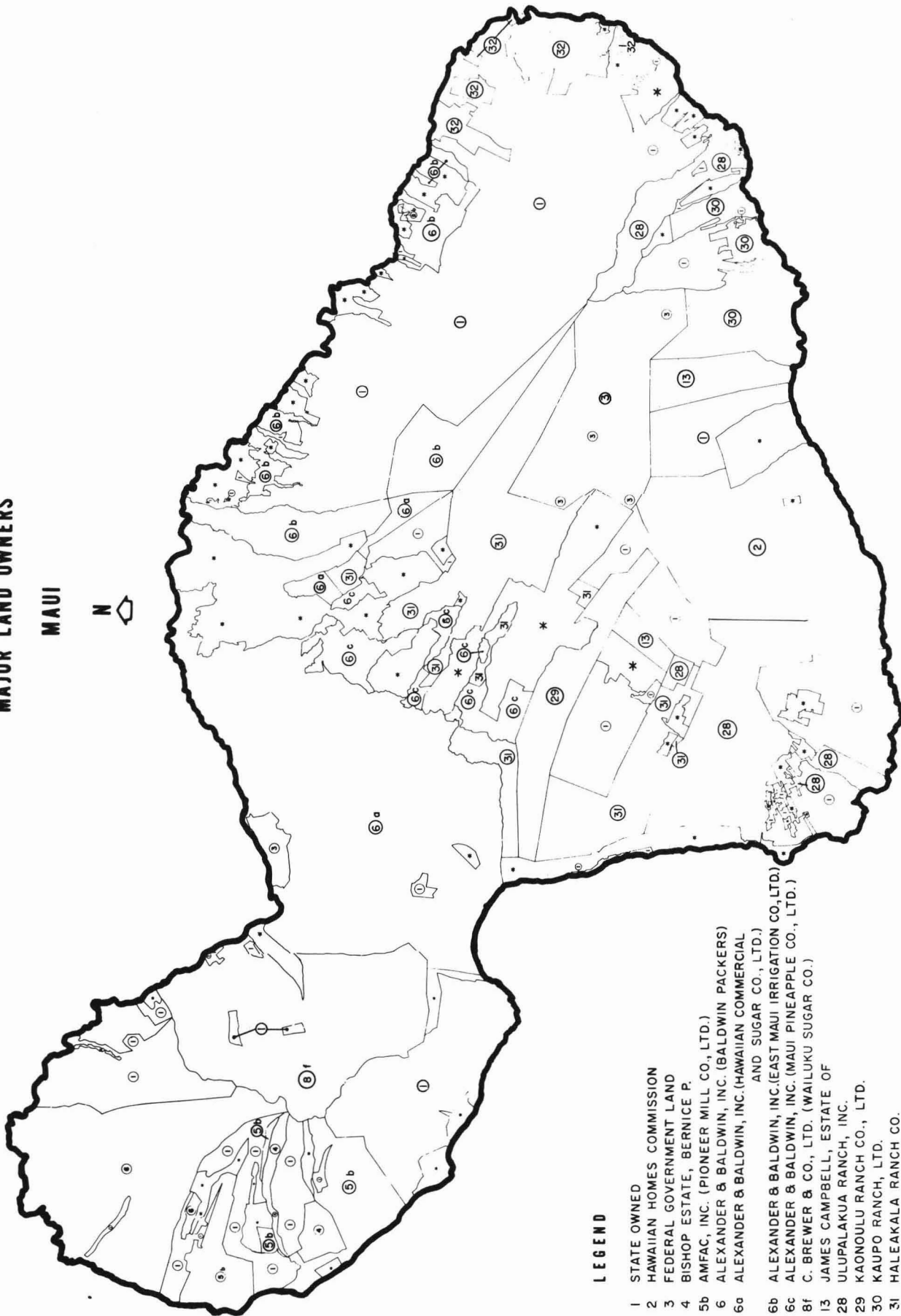
NET CHANGES THROUGH ALL
LAND TRANSACTIONS: MAUI
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Leases, Exchanges, and/or Purchases and Sales
Haleakala Ranch Co.	+11,316.37
AmFac, Inc.	+ 7,168.39
Alexander & Baldwin, Inc.	+ 2,215.43
Hana Ranch Co., Ltd.	+ 1,714.40
Maui Realty Co., Inc.*	+ 1,636.00
C. Brewer & Co., Ltd.	+ 269.00
Kaupo Ranch, Ltd.	+ 92.09
Kaonoulou Ranch Co., Ltd.	+ 12.92
James Campbell Estate	- .33
Bernice P. Bishop Estate	- 2.89
Roman Catholic Church*	- 225.24
Ulupalakua Ranch, Inc.	- 2,941.75

*See Appendix D

MAJOR LAND OWNERS

MAUI



LEGEND

- 1 STATE OWNED
- 2 HAWAIIAN HOMES COMMISSION
- 3 FEDERAL GOVERNMENT LAND
- 4 BISHOP ESTATE, BERNICE P.
- 5b AMFAC, INC. (PIONEER MILL CO., LTD.)
- 6 ALEXANDER & BALDWIN, INC. (BALDWIN PACKERS)
- 6a ALEXANDER & BALDWIN, INC. (HAWAIIAN COMMERCIAL AND SUGAR CO., LTD.)
- 6b ALEXANDER & BALDWIN, INC. (EAST MAUI IRRIGATION CO., LTD.)
- 6c ALEXANDER & BALDWIN, INC. (MAUI PINEAPPLE CO., LTD.)
- 8f C. BREWER & CO., LTD. (WAILUKU SUGAR CO.)
- 13 JAMES CAMPBELL, ESTATE OF
- 28 ULUPALAKUA RANCH, INC.
- 29 KAONOULU RANCH CO., LTD.
- 30 KAUPU RANCH, LTD.
- 31 HALEAKALA RANCH CO.
- 32 HANA RANCH CO., LTD.
- * SMALL MISCELLANEOUS HOLDINGS

LAND STUDY BUREAU, 1959.

Table 25

MAJOR PRIVATE LANDOWNERS: MOLOKAI

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of Island	Cumulative %
Molokai Ranch, Ltd.	73,975.37	44.63	44.63
Puu-O-Hoku Ranch (George W. Murphy)	14,262.00	8.60	53.23
Francis H. Ii Brown	6,000.00	3.69	56.85
Bernice P. Bishop Estate	4,694.76	2.83	59.68
R. W. Meyer, Ltd. and A. A. Meyer Family	2,885.94	1.74	61.42
Austin Heirs	2,628.00	1.59	63.01
S. C. & Pearl Friel*	1,841.22	1.11	64.12
H. P. Hustace*	1,515.15	.91	65.03
Neoma Foster, et al.	1,500.00	.90	65.93
William B. Dunbar*	1,141.37	.69	66.62
Total	110,443.81		66.62

*See Appendix D

Table 26

LAND CONTROLLED BY MAJOR LANDOWNERS: MOLOKAI

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Acreage of Island	Cumulative %
Molokai Ranch Co.	73,975.37	1,508.97	12.97	17,971.37	57,500.00	34.69	34.69
Puu-O-Hoku Ranch (George W. Murphy)	14,262.00	800.00			15,062.00	9.09	43.78
Francis H. Ii Brown, et al.	6,000.00				6,000.00	3.62	47.40
S. C. & Pearl Friel*	1,841.22				1,841.22	1.11	48.51
H. P. Hustace*	1,515.15	5.06			1,520.21	.92	49.43
Neoma Foster, et al.	1,500.00				1,500.00	.90	50.33
R. W. Meyer, Ltd. & A. A. Meyer Family*	2,885.94			1,685.07	1,200.87	.72	51.05
William B. Dunbar*	1,141.37				1,141.37	.69	51.74
Bernice P. Bishop Estate	4,694.76			4,551.30	143.46	.09	51.83
Austin Heirs	2,628.00			2,628.00			51.83
Total	110,443.81	2,314.03	12.97	26,835.74	85,909.13		51.83

*See Appendix D

Table 27

LAND USE: MOLOKAI

Single-Family and Two-Family Residential

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	74.71	
Molokai Ranch, Ltd.	30.44	
Neoma Foster, et al.	14.00	
R. W. Meyer, Ltd. & A. A. Meyer Family*	9.11	
H. P. Hustace*	3.81	
Puu-O-Hoku Ranch (George W. Murphy)	2.00	
S. C. & Pearl Friel*	1.50	
Total	135.57	

Multi-Family, Apartment, Hotel and Resort

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Neoma Foster, et al.	46.00	
Puu-O-Hoku Ranch (George W. Murphy)	5.00	
R. W. Meyer, Ltd. & A. A. Meyer Family*	.58	
Total	51.58	

Commercial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Molokai Ranch, Ltd.	84.00	

Agricultural - Diversified

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Molokai Ranch, Ltd.	224.00	
H. P. Hustace*	41.39	5.06
Bernice P. Bishop Estate	21.46	
William B. Dunbar*	12.96	
S. C. & Pearl Friel*	2.31	
Total	302.12	5.06

Table 27 (continued)
Agricultural - Pineapple

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Molokai Ranch, Ltd.	11,999.93	
R. W. Meyer, Ltd. & A. A. Meyer Family*	156.88	
Total	12,156.81	

Agricultural - Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Molokai Ranch, Ltd.	54,218.00	1,508.97
Bernice P. Bishop Estate	2,970.63	
Puu-O-Hoku Ranch (George W. Murphy)	1,659.00	800.00
R. W. Meyer, Ltd. & A. A. Meyer Family*	1,513.44	
Neoma Foster, et al.	1,400.00	
S. C. & Pearl Friel*	1,054.41	
H. P. Hustace*	1,014.95	
Austin Heirs	904.00	
William B. Dunbar*	869.41	
Total	65,603.84	2,308.97

Conservational

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Puu-O-Hoku Ranch (George W. Murphy)	10,217.00	
Francis H. Ii Brown	6,000.00	
Molokai Ranch, Ltd.	5,847.00	
Austin Heirs	1,682.00	
Bernice P. Bishop Estate	1,258.00	
R. W. Meyer, Ltd. A. A. Meyer Family*	1,200.06	
S. C. & Pearl Friel*	783.00	
H. P. Hustace*	455.00	
William B. Dunbar*	259.00	
Total	27,701.06	

Waste

All major landowners	2,606.62
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Other

All major landowners	1,802.21
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Total for All Uses

All major landowners	110,443.81	2,314.03
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*See Appendix D

Table 28

NET CHANGES IN LAND OWNERSHIP: MOLOKAI
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
Puu-O-Hoku Ranch (G. W. Murphy)	+14,262.00
Francis H. Ii Brown	+ 4,771.00
S.C. & Pearl Friel*	+ 554.41
William B. Dunbar*	+ 203.60
R.W. Meyer, Ltd. & A.A. Meyer Family*	+ .02
Molokai Ranch, Ltd.	- 47.38
Total Net Gain	+
Total Net Loss	-
Total Net Change	+19,743.65

*See Appendix D

Table 29

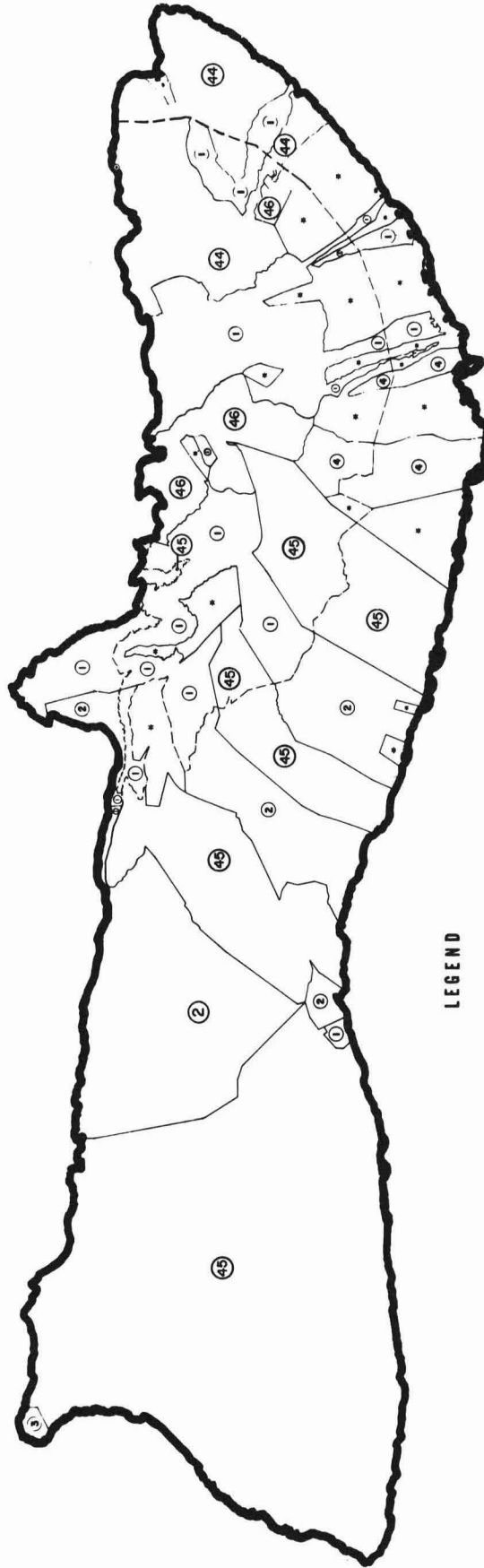
NET CHANGES THROUGH ALL
LAND TRANSACTIONS: MOLOKAI
(1950-1964)

Name of Owner	Net Gain or Loss In Acres through Leases, Exchanges and/or Purchases and Sales
Puu-O-Hoku Ranch (G. W. Murphy)	+14,262.00
Francis H. Ii Brown	+ 4,771.00
Molokai Ranch, Ltd.	+ 1,461.59
S.C. & Pearl Friel*	+ 554.41
William B. Dunbar*	+ 203.60
R.W. Meyer, Ltd. & A.A. Meyer Family*	+ .02

*See Appendix D

MAJOR LAND OWNERS

MOLOKAI



LEGEND

- | | |
|-----------------------------|--|
| 1 STATE OWNED | 44 PUU-O-HOKU RANCH (GEORGE W. MURPHY) |
| 2 HAWAIIAN HOMES COMMISSION | 45 MOLOKAI RANCH, LTD. |
| 3 FEDERAL GOVERNMENT LAND | 46 FRANCIS H. II BROWN |
| 4 BISHOP ESTATE, BERNICE P. | * SMALL MISCELLANEOUS HOLDINGS |

LAND STUDY BUREAU, 1960

Table 30

MAJOR PRIVATE LANDOWNERS: OAHU

Name of Owner	Acres Owned in Fee Simple	Fee Acres as % of Total Acreage of Island	Cumulative %
Bernice P. Bishop Estate	59,007.10	15.50	15.50
James Campbell Estate	50,260.00	13.20	28.70
Castle and Cooke, Inc.	42,398.65	11.13	39.83
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	9,336.87	2.45	42.28
Zion Securities Corp.	6,374.00	1.67	43.95
McCandless Heirs (Elizabeth Marks, et al.)	6,286.00	1.65	45.60
Capital Investment Co., Ltd.*	5,420.91	1.42	47.02
Hui Of Kahana (Heirs of Mary E. Foster included)	5,250.00	1.38	48.40
Mokuleia Ranch & Land Co., Ltd.	4,865.20	1.28	49.68
James Robinson Properties*	4,725.17	1.24	50.92
Samuel M. Damon Estate	4,332.00	1.14	52.06
Kualoa Ranch, Ltd.	3,999.33	1.05	53.11
J. P. Mendonca Trust Estate	2,693.02	.71	53.82
Austin Heirs	2,627.50	.69	54.51
Queen's Hospital	2,554.65	.67	55.18
George Galbraith Trust Estate	2,220.97	.58	55.76
Hawaiian Land Co.	2,101.00	.55	56.31
AmFac, Inc.	1,234.34	.32	56.63
Hiram L. Fong & Mun On Chun	1,190.00	.31	56.94
Bernice P. Bishop Museum	926.49	.24	57.18
Queen Liliuokalani Trust	39.64	.01	57.19
Roman Catholic Church*	5.53		57.19
Kanoa Heirs	2.00		57.19
C. Brewer & Co., Ltd.	.63		57.19
Total	217,851.00		57.19

*See Appendix D

Table 31

LAND CONTROLLED BY MAJOR LANDOWNERS: OAHU

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold	Acres Sublet	Acres Leased to Others	Acres Controlled (columns 1+2-3-4)	Acres Controlled as % of Total Acreage of Island	Cumulative %
Castle & Cooke, Inc.	42,398.65	8,588.70	2,562.50	12,290.99	36,133.86	9.49	9.49
AmFac, Inc.	1,234.34	27,653.61	1,094.78	89.54	27,703.63	7.28	16.77
Oahu Sugar Co., Ltd.	1,234.34	27,653.61	1,094.78	89.54	27,703.63	7.28	
Bernice P. Bishop Estate	59,007.10			46,009.95	12,997.15	3.41	20.18
Zion Securities Corp.	6,374.00			924.00	5,450.00	1.43	21.61
Capital Investment Co., Ltd.	5,420.91				5,420.91	1.42	23.03
Makaha Valley Farms, Ltd.*	3,952.29				3,952.29	1.04	
Waianae Development Co.*	1,468.62				1,468.62	.39	
Mokuleia Ranch & Land Co., Ltd.	4,865.20	686.95		1,563.72	3,988.43	1.05	24.08
Samuel M. Damon Estate	4,332.00			462.00	3,870.00	1.02	25.10
Kualoa Ranch, Ltd.	3,999.33			346.70	3,652.63	.96	26.06
Harold K.L. Castle (Kaneohe Ranch Co., Ltd.)	9,336.87			5,925.37	3,411.50	.90	26.96
McCandless Heirs (Elizabeth Marks, et al.)	6,286.00	340.00		2,959.00	3,327.00	.87	27.83
Hui of Kahana (Heirs of Mary E. Foster included)	5,250.00			2,038.00	3,212.00	.84	28.67
Hawaiian Land Co., Ltd.	2,101.00			262.00	1,839.00	.48	29.15
James Campbell Estate	50,260.00			48,862.00	1,398.00	.37	29.52
Hiram L. Fong & Mun On Chun	1,190.00				1,190.00	.31	29.83
C. Brewer & Co., Ltd.	.63	79.98			80.61	.02	29.85
Queen Liliuokalani Trust	39.64			19.80	19.84	.01	29.86
J. P. Mendonca Trust Estate	2,693.02			2,675.52	17.50		29.86
Queen's Hospital	2,554.65			2,541.75	12.90		29.86
Bernice P. Bishop Museum	926.49			915.20	11.29		29.86
George Galbraith Trust Estate	2,220.97			2,219.15	1.82		29.86
James Robinson Properties*	4,725.17			4,725.17			29.86
Austin Heirs	2,627.50			2,627.50			29.86
Kanoa Heirs	2.00			2.00			29.86
Roman Catholic Church*	5.53			5.53			29.86
Total	217,851.00	37,349.24	3,997.28	137,464.89	113,738.07		29.86

*See Appendix D

Table 32

LAND USE: OAHU

Single-Family and Two-Family Residential

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	10,160.39	
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	1,405.12	
Mokuleia Ranch & Land Co., Ltd.	1,178.54	
James Campbell Estate	751.00	
James Robinson Properties*	272.00	
Queen's Hospital	191.00	
Bernice P. Bishop Museum	184.17	
AmFac, Inc.	151.27	14.66
Samuel M. Damon Estate	129.00	
Capital Investment Co., Ltd.*	115.14	
Kualoa Ranch, Ltd.	104.10	
Zions Securities Corp.	100.00	
McCandless Heirs	52.00	
Hawaiian Land Co., Ltd.	42.00	
Hui of Kahana (Heirs of Mary E. Foster included)	5.00	
George Galbraith Trust Estate	4.19	
J. P. Mendonca Estate	2.49	
Kanoa Heirs	.50	
Queen Liliuokalani Trust	.45	
Total	14,848.36	14.66

Three or More Family Apartment and Hotel and Resort

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	137.71	
Queen Liliuokalani Trust	11.22	
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	7.15	
Queen's Hospital	6.50	
James Campbell Estate	6.00	
Zion Securities Corp.	3.00	
James Robinson Properties*	.90	
Kanoa Heirs	.50	
Total	172.98	

Table 32 (continued)

Commercial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	133.00	
Hawaiian Land Co., Ltd.	88.00	
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	59.90	
Samuel M. Damon Estate	47.00	
James Campbell Estate	17.00	
Queen's Hospital	12.25	
AmFac, Inc.	10.77	
James Robinson Properties*	7.44	
Zion Securities Corp.	7.00	
Queen Liliuokalani Trust	3.15	
Castle & Cooke, Inc.	2.86	5.60
George Galbraith Trust Estate	1.82	
Austin Heirs	1.50	
Kualoa Ranch, Ltd.	1.40	
McCandless Heirs (Elizabeth Marks, et al.)	1.00	
Kanoa Heirs	1.00	
J. P. Mendonca Estate	.84	
Bernice P. Bishop Museum	.82	
C. Brewer & Co., Ltd.	.63	.23
Total	397.38	5.83

Industrial

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
James Campbell Estate	1,145.00	
Queen's Hospital	272.00	
Hawaiian Land Co., Ltd.	227.00	
Samuel M. Damon Estate	184.00	
Bernice P. Bishop Estate	149.44	
James Robinson Properties*	90.00	
Castle & Cooke, Inc.	68.79	4.60
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	18.80	
AmFac, Inc.	14.71	4.33
Zion Securities Corp.	5.00	
McCandless Heirs (Elizabeth Marks, et al.)	2.00	
Bernice P. Bishop Museum	1.51	
C. Brewer & Co., Ltd.		79.75
Total	2,178.25	88.68

Table 32 (continued)

Agricultural - Diversified

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Capital Investment Co., Ltd.*	2,323.57	
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	1,466.53	
Castle & Cooke, Inc.	735.00	940.00
McCandless Heirs (Elizabeth Marks, et al.)	400.00	6.00
Kualoa Ranch, Ltd.	349.03	
Bernice P. Bishop Estate	306.26	
James Campbell Estate	253.00	
Hui of Kahana (Heirs of Mary E. Foster included)	75.00	
Mokuleia Ranch & Land Co., Ltd.	67.02	
Zion Securities Corp.	45.00	
Queen Liliuokalani Trust	24.82	
AmFac, Inc.	5.98	67.60
George Galbraith Trust Estate	4.20	
Total	6,055.41	1,013.60

Agricultural - Pineapple

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Castle & Cooke, Inc.	11,728.00	3,152.00
James Campbell Estate	5,463.00	
George Galbraith Trust Estate	2,060.71	
Bernice P. Bishop Estate	1,551.20	
James Robinson Properties*	1,528.70	
AmFac, Inc.		45.50
Total	22,331.61	3,197.50

Agricultural - Sugar Cane

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
James Campbell Estate	20,425.00	
Bernice P. Bishop Estate	7,180.62	
Castle & Cooke, Inc.	5,738.00	966.10
James Robinson Properties*	2,707.00	
J. P. Mendonca Trust Estate	1,328.73	
AmFac, Inc.	957.55	12,170.49
Zion Securities Corp.	762.00	
Austin Heirs	500.00	
Queen's Hospital	425.00	
Mokuleia Ranch & Land Co., Ltd.	159.17	
McCandless Heirs (Elizabeth Marks, et al.)	100.00	
Total	40,283.07	13,136.59

Table 32 (continued)

Agricultural - Grazing

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
James Campbell Estate	8,534.00	
Castle & Cooke, Inc.	5,813.00	312.00
Bernice P. Bishop Estate	2,994.98	
Mokuleia Ranch & Land Co., Ltd.	2,536.54	171.90
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	2,483.88	
J. P. Mendonca Trust Estate	1,345.26	
Kualoa Ranch, Ltd.	1,312.05	
Hiram L. Fong & Mun On Chun	1,190.00	
McCandless Heirs (Elizabeth Marks, et al.)	1,006.00	334.00
Zion Securities Corp.	305.00	
Austin Heirs	300.00	
Hui of Kahana (Heirs of Mary E. Foster included)	300.00	
AmFac, Inc.	8.00	35.58
Total	28,128.71	1,953.48

Conservational

Name of Owner	Acres Owned in Fee Simple	Acres Held in Leasehold
Bernice P. Bishop Estate	29,658.29	
Castle & Cooke, Inc.	11,437.00	6.00
James Campbell Estate	4,916.00	
Hui of Kahana (Heirs of Mary E. Foster included)	4,870.00	
Zion Securities Corp.	4,820.00	
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	3,876.91	
Samuel M. Damon Estate	3,856.00	
McCandless Heirs (Elizabeth Marks, et al.)	3,000.00	
Capital Investment Co., Ltd.*	2,982.20	
Kualoa Ranch, Ltd.	2,186.76	
Hawaiian Land Co.	1,744.00	
Austin Heirs	1,378.00	
Queen's Hospital	1,145.00	
Mokuleia Ranch & Land Co., Ltd.	921.94	515.05
Bernice P. Bishop Museum	739.99	
AmFac, Inc.		8,973.00
Total	77,532.09	9,494.05

Waste

All major landowners	14,407.31	8,226.45
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Other

All major landowners	11,515.83	218.40
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Total for All Uses

The major landowners	217,851.00	37,349.24
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*See Appendix D

Table 33

NET CHANGES IN LAND OWNERSHIP: OAHU
(1950-1964)

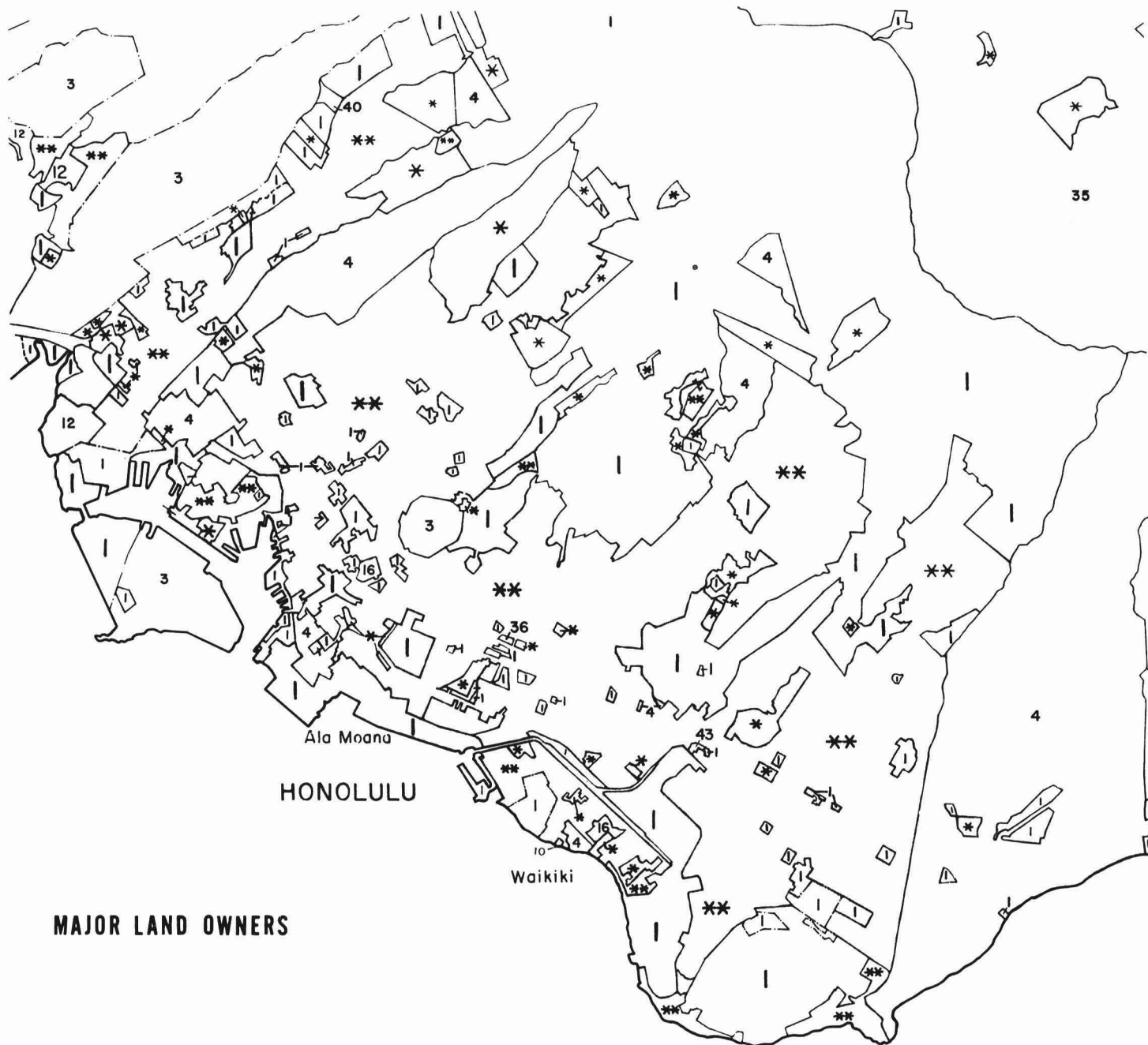
Name of Owner	Net Gain or Loss in Acres through Exchanges and/or Purchases and Sales
Hiram L. Fong & Mun On Chun	+ 1,190.00
Mokuleia Ranch & Land Co.	+ 74.34
George Galbraith Trust Estate	+ .11
Liliuokalani Trust	- .01
Capital Investment Co., Ltd.*	- .25
Kualoa Ranch, Ltd.	- 2.19
Queen's Hospital	- 34.44
J. P. Mendonca Trust Estate	- 52.98
Bernice P. Bishop Museum	- 67.78
James Robinson Properties*	- 103.00
Austin Heirs	- 248.00
James Campbell Estate	- 882.41
Harold K. Castle (Kaneohe Ranch Co., Ltd.)	- 920.91
Bernice P. Bishop Estate	- 1,088.71
Roman Catholic Church*	- 1,252.81
Samuel M. Damon Estate	- 1,312.00
AmFac, Inc.	- 2,102.53
Castle and Cooke, Inc.	- 4,593.64
Hui of Kahana	- 8,154.00
Total Net Gain	+
Total Net Loss	-
Total Net Change	-19,551.21

*See Appendix D

Table 34
NET CHANGES THROUGH ALL
LAND TRANSACTIONS: OAHU
(1950-1964)

Name of Owner	Net Gain or Loss in Acres through Leases, Exchanges, and/or Purchases and Sales
George Galbraith Trust Estate	+2,219.52
Hiram L. Fong & Mun On Chun	+1,190.00
C. Brewer & Co., Ltd.	+ 79.98
Mokuleia Ranch & Land Co., Ltd.	+ 74.34
Queen Liliuokalani Trust	- .01
Capital Investment Co., Ltd.*	- .25
Kualoa Ranch, Ltd.	- 2.19
Queen's Hospital	- 34.44
J. P. Mendonca Estate	- 52.98
Bernice P. Bishop Museum	- 67.78
James Robinson Properties*	- 103.00
Austin Heirs	- 248.00
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)	- 920.91
James Campbell Estate	- 963.41
Bernice P. Bishop Estate	-1,088.71
Roman Catholic Church*	-1,252.81
Samuel M. Damon Estate	-1,312.00
Castle & Cooke, Inc.	-3,569.15
AmFac, Inc.	-4,449.43
Hui of Kahana (Heirs of Mary E. Foster included)	-8,154.00

*See Appendix D



MAJOR LAND OWNERS

LEGEND

- | | | | |
|-----|---|-----|---|
| 1-2 | STATE OWNED (H.H.C.-C. & C. OF HONOLULU-H.H.A.) | 16 | QUEEN'S HOSPITAL |
| 3 | FEDERAL LAND | 17 | AUSTIN HEIRS |
| 4 | BISHOP ESTATE, BERNICE P. | 20 | MCCANDLESS HEIRS (ELIZABETH MARKS, ET AL.) |
| 5 | AM FAC, INC. | 35 | HAROLD K. L. CASTLE (KANEHOE RANCH CO., LTD.) |
| 5a | AM FAC, INC. (OAHU SUGAR CO., LTD.) | 36 | ZIONS SECURITIES CORP. |
| 9 | CASTLE & COOKE, INC. | 37 | HUI-O-KAHANA (HEIRS OF MARY E. FOSTER INCLUDED) |
| 9b | CASTLE & COOKE, INC. (HALEMANO LAND CO., LTD.) | 38 | JAMES ROBINSON PROPERTIES |
| 9c | CASTLE & COOKE, INC. (HALEMANO LAND CO., ET AL.) | 39 | KUALOA RANCH, LTD. |
| 9d | CASTLE & COOKE, INC. (WAIALUA AGRICULTURAL CO., LTD.) | 39a | KUALOA RANCH, LTD. AND E. P. JUDD ESTATE |
| 9e | CASTLE & COOKE, INC. (WAIALUA AGRICULTURAL CO., ET AL.) | 40 | MENDONCA ESTATE |
| 9f | CASTLE & COOKE, INC. (DOLE CO.) | 42 | GEORGE GALBRAITH TRUST ESTATE |
| 10 | CAPITAL INVESTMENT CO., LTD. | 43 | HIRAM L. FONG |
| 10a | CAPITAL INVESTMENT CO., LTD. (MAKAHA VALLEY FARMS, LTD.) | 43a | MARKET CITY |
| 10b | CAPITAL INVESTMENT CO., LTD. (WAIANAE DEVELOPMENT CO., LTD.) | 47 | MOKULEIA RANCH & LAND CO., LTD. |
| 10c | CAPITAL INVESTMENT CO., LTD. (HAWAIIAN MACADAMIA NUT CO., LTD.) | 48 | HAWAIIAN LAND CO. (DILLINGHAM CORP.) |
| 12 | DAMON ESTATE | | |
| 13 | JAMES CAMPBELL, ESTATE OF | | |



OAHU

SCALE 1:62,500
REVISED BY: LEGISLATIVE REFERENCE
BUREAU-1966



- 95

MAJOR LANDOWNERS

<u>Use</u>	<u>Acreage</u>	<u>Percentage</u>
Agricultural-Grazing	137,961.29	74%
Conservational	16,611.67	9%
Waste	14,437.00	8%
Agricultural-Pineapple	6,907.00	4%
Others	3,330.01	2%
Agricultural-Diversified	3,184.51	2%
Single family & two family residential	2,407.51	1%
Agricultural-Sugar Cane	1,820.22	1%
Industrial	62.00	-
Commercial	21.36	-
	<u>186,742.57</u>	<u>101%</u>

Land transactions reported by the Hawaiian Homes Commission during the period 1950 to 1964 reveal the purchase of 471.12 acres on the islands of Kauai, Oahu, and Maui, while a total of 1,254.42 acres were sold on Hawaii, Oahu, and Molokai.

Land developed by the Hawaiian Homes Commission from 1950 to 1964 has been primarily to provide residential lots. During that period the Hawaiian Homes Commission developed and leased 287 lots on 127.80 acres of land.

TABLE 40

STATE OF HAWAII EXISTING GENERAL LEASES AND LICENSES CLASSIFICATION SUMMARY, TOTAL ALL ISLANDS

(In Effect June 30, 1966)

Use	Area (acres)	Annual Rental	No. Leases
Agricultural, General	2,097.561	\$ 51,611.15	146
Business	119.633	221,634.96	67
Sugar Cane	28,637.741	469,935.41	27
County	30.789	----	14
Eleemosynary	183.250	16,456.00	13
Federal Government	42,018.531	1,202.00	21
Fishpond	51.467	621.14	2
Industrial	738.989	94,310.62	54
Pasture	314,710.298	571,092.93	188
Pineapple	665.025	19,469.08	3
Recreational	94.799	2,105.00	5
Residential	23.048	15,031.50	37
Rights of Way	362.991	22,028.37	81
Waste Lands	16,963.565	123.50	(a)
Water licenses, reservoirs, etc.	8,160.540	196,614.00	14
TOTALS	414,858.177	\$1,682,235.66	672

(a) Included in sugar cane leases.

Table 41

HAWAIIAN HOMES COMMISSION

(In Acres)

June 1, 1965	Total	Single fam. & Two fam. Res.	Com- mercial	Indus- trial	Agri. Div.	Agri. Pine.	Agri. Sugar Cane	Agri. Grazing	Con- servational	Waste	Other
<u>Molokai</u>											
Fee Acreage in use by Owner	25,063.73	1,440.00			803.57	5,707.00		16,906.04			207.12
Fee Acreage not in Present Use	35.22									35.22	
Executive Order or Forest Reserve Gov't. Use	1,433.68								233.68		1,200.00
Total	26,532.63	1,440.00			803.57	5,707.00		16,906.04	233.68	35.22	1,407.12
<u>Oahu</u>											
Fee Acreage in use by Owner	499.88	499.88									
Fee Acreage leased to Others	3,149.84	25.50	17.89	10.00				3,096.45			
Fee Acreage not in Present Use	171.06										171.06
Executive Order or Forest Reserve Gov't. Use	3,232.70							1,426.19	58.11		1,748.40
Total	7,053.48	525.38	17.89	10.00				4,522.64	58.11		1,919.46
<u>Maui</u>											
Fee Acreage in use by Owner	61.04	61.04									
Fee Acreage leased to Others	20,104.05						12.48	20,091.57			
Executive Order or Forest Reserve Gov't. Use	8,816.93				99.93				8,717.00		
Total	28,982.02	61.04			99.93		12.48	20,091.57	8,717.00		

Table 41 (Continued)

June 1, 1965	Total	Single fam. & Two fam.	Com-mercial	Indus-trial	Agri.-Div.	Agri.-Pine.	Agri.-Sugar Cane	Agri.-Grazing	Con-servational	Waste	Other
<u>Hawaii</u>											
Fee Acreage in use by Owner	18,542.20	293.14			2,281.01			15,946.05	22.00		
Fee Acreage leased to Others	64,328.53		3.47	52.00				64,273.06			
Fee Acreage not in Present Use	15,909.49							1,507.71		14,401.78	
Executive Order or Forest Reserve Gov't. Use	7,580.85								7,577.42		3.43
Total	106,361.07	293.14	3.47	52.00	2,281.01			81,726.82	7,599.42	14,401.78	3.43
<u>Kauai</u>											
Fee Acreage in use by Owner	587.95	87.95						500.00			
Fee Acreage leased to Others	17,221.96					1,200.00	1,807.74	14,214.22			
Executive Order or Forest Reserve Gov't. Use	3.46								3.46		
Total	17,813.37	87.95				1,200.00	1,807.74	14,714.22	3.46		
<u>SUB TOTAL</u>											
Fee Acreage in use by Owner	44,754.80	2,382.01			3,084.58	5,707.00		33,352.09	22.00		207.12
Fee Acreage leased to Others	104,804.38	25.50	21.36	62.00		1,200.00	1,820.22	101,675.30			
Fee Acreage not in Present Use	16,115.77							1,507.71		14,437.00	171.06
Executive Order or Forest Reserve Gov't. Use	21,067.62				99.93			1,426.19	16,589.67		2,951.83
TOTAL	186,742.57	2,407.51	21.36	62.00	3,184.51	6,907.00	1,820.22	137,961.29	16,611.67	14,437.00	3,330.01

FOOTNOTES

Chapter I

1. A factor is an agent charged with selling the products of a business enterprise and with responsibility for such other functions as may be mutually agreed upon. In Hawaii, five large corporations have served as the major factors for the Islands' sugar plantations during most of the twentieth century. Initially, these factors handled the sale of raw sugar for the plantations, but they gradually extended their range of services. Today, they manage almost all of the affairs of the plantations except the cultivation of the land. Direction of Hawaii's plantations has thus become centralized in Honolulu, where the factors manage plantation fiscal affairs, purchase of supplies and equipment, labor relations, etc.
2. This deficiency could not be rectified, given the terms of the resolution requesting this report. Additional data designed to present the full extent of "land controlled" will be included in the concluding report of this series.

Chapter II

1. Data on the State of Hawaii's land ownership and control was obtained from materials prepared for the 1964-66 annual report of the Department of Land and Natural Resources because the Department was unable to answer the questionnaire on the State's land ownership prepared by the Legislative Reference Bureau. The format and dimensions of land ownership and control in the 1964-66 annual report do not lend themselves to the format of the discussion on major private landowners.
2. The figure for state-owned land does not include the small amounts of land owned by each of the State's four counties in their own names. It does include all the lands set aside by the State for use by the counties. See Herman S. Doi and

Robert H. Horwitz, Public Land Policy in Hawaii: Land Reserved for Public Use, (University of Hawaii, Legislative Reference Bureau, 1966 Rept. No. 2).

3. "The Land Situation in the State of Hawaii," Land Study Bureau Circular No. 13, November, 1961, cited in Robert H. Horwitz and Norman Meller, Land and Politics in Hawaii, 3rd ed. (Honolulu: The University of Hawaii Press, 1966), p. 12. See for elaboration. Percentages of the land productivity for each island are based on land areas given by the Department of Land and Natural Resources.
4. In this, and the following paragraph, the acreage given and the term "cultivated land" designate land in the "diversified," "pineapple," and "sugar cane" categories.
5. Statistics of Hawaiian Agriculture, 1964.
6. These figures are significant only for the individual owner. The figures tell us whether an owner has been acquiring or relinquishing acreage through land transactions in the period 1950 to 1964, but they do not tell us whether these transactions have resulted in an increase or decrease in effective control. We do not have information on land leased or sublet by the major landowners during this period.

Chapter III

1. Fee and ceded lands.
2. This total is slightly smaller than the actual total because the land owned by the counties in their own name is not included. Only land held by the state for use by the counties is included. See Herman S. Doi and Robert H. Horwitz, Public Land Policy in Hawaii: Land Reserved for Public Use, (University of Hawaii, Legislative Reference Bureau, 1966 Rept. No. 2).
3. Fee and ceded lands.

4. See footnote #2 above.
5. Ceded land.
6. The State owns a total of 255,800.00 acres in Maui County, according to figures furnished by the Department of Land and Natural Resources. The Department has been unable to furnish the exact acreage figures for state-owned land on each of the islands which constitute Maui County, despite the fact that they have furnished a total figure. Accordingly, the figures provided in this report for state-owned land on the islands of Maui and Molokai are estimates based on maps prepared by the Planning Office, Department of Land and Natural Resources. The percentage of error in these estimates cannot be precisely determined, but the figures for each island have been designed to provide an overall total for the County as a whole.
7. See footnote #6 above.
8. Both the state and the federal governments claim some of the same land on Oahu. Therefore, the totals for land owned by the state and federal governments and the major private landowners exceed 100 per cent of the total area of the island (see maps of federal- and state-owned land).

Chapter IV

1. State-owned land includes land controlled by the Hawaiian Homes Commission and the four county governments of the Islands. Included in this study are data on land purchased by the State government for the use of counties. Data on land purchased directly by the counties for their own use were not readily available and could not, therefore, be included.
2. The term "control" is required to differentiate ceded land from fee simple land. Title to all land which the federal government has acquired in Hawaii since 1898 through purchase, condemnation, donation, or cession is held in fee

simple. Title to ceded land is derived from the fact that under the Joint Resolution of Annexation of 1898 the Republic of Hawaii agreed to cede all of its public land to the United States. Under the terms of this resolution approximately one and one-half million acres were ceded, but management of this public land remained in the hands of Hawaii's government, for the Organic Act of 1900 provided that this land "shall be and remain in the possession, use, and control of the government of the Territory of Hawaii, and shall be maintained, managed, and cared for by it, at its own expense, until otherwise provided for by Congress, or taken for the uses and purposes of the United States by direction of the President or of the Governor of Hawaii" (see Organic Act, sec. 91).

The Hawaii Admission Act of 1959 (Act of March 18, 1959, P.L. 86-3, 73 Stat. 4) granted the State of Hawaii title to most of this ceded land, except for that land which had been set aside for the use of the United States under any (1) act of Congress, (2) executive order, (3) proclamation of the President, or (4) proclamation of the Governor of Hawaii, or land being used by the federal government pursuant to permit, license, or permission. (See paragraphs 'c' and 'd' of Sec. 5 of the Admission Act.)

The Hawaii Admission Act of 1959 provided that land controlled by the United States under the terms of permits, licenses, or other permission at the time of statehood could be set aside by Act of Congress or by executive order of the President of the United States for the use of the federal government at any time for a period of five years following the admission of Hawaii into the Union. Land already set aside by executive order or proclamation for the use of the federal government was to remain as property of the United States, subject to certain limitations.

On December 23, 1963, Congress passed additional legislation (Act of December 23, 1963, P.L. 88-233, 77 Stat. 472) which revised the procedures for conveying title to ceded land to the State of Hawaii. Under this

legislation, if land set aside for the use of the federal government by executive order or land held by the federal government under permit, license, or permission were designated as "surplus property," it could be conveyed to the State of Hawaii without monetary consideration. However, the State of Hawaii is required to reimburse the federal government for the fair market value of any buildings, other structures, or other improvements erected on such land after it was set aside for the use of the federal government. (See P.L. 88-233 for the detailed provisions of this Act. See also, Herman S. Doi and Robert H. Horwitz, Public Land Policy in Hawaii: Land Reserved for Public Use, (University of Hawaii, Legislative Reference Bureau, 1966, Rept. No. 2).

3. Title to the fee simple land included in the three national parks was acquired as follows:

Ceded land.....	154,431.33 acres
Land exchanged for	
ceded land...	42,679.96 acres
Land donated to the	
Territory of Hawaii	
for reconveyance to	
the United States for	
park use.....	7,926.00 acres
Land condemned by the	
Territory or State	
of Hawaii for park	
use.....	22,935.33 acres
 Total	 227,972.62 acres

4. These "other agreements" include short-term permits, licenses, or special permissions for land use.
5. Leases on 20,849.02 acres of this total are presently pending execution.
6. Data on land ownership and control by the State of Hawaii were obtained from material prepared for the 1965-66 annual report of the Department of Land and Natural Resources. Unfortunately, the categories used in this report do not correspond to those used throughout this report.

7. These figures were provided by Mr. Paul Tajima of the Department of Land and Natural Resources. State land holdings have increased by 62,515 acres since 1961, thereby apparently reversing a long-range trend. All of these acreage figures have been rounded off to the nearest whole number.

8. See Robert H. Horwitz and Norman Meller, Land and Politics in Hawaii (3rd ed.; Honolulu: University of Hawaii Press, 1966), esp. pp. 33 ff.

9. It should be noted that reports on land acquired by the four county governments were incomplete. It was therefore difficult to determine the precise amount of land allocated through executive orders, proclamations, and gifts. Provisional information on land transactions involving counties for the period 1950 to 1964 has been secured from the land inventory conducted by the City and County of Honolulu and from questionnaires returned to the Legislative Reference Bureau by the county governments of Hawaii, Kauai, and Maui.

The City and County of Honolulu acquired 1,294.63 acres of land through purchase; 38.87 acres through condemnation; 587.69 acres through lease; and 1,040.12 acres through executive orders, proclamations or gifts. No disposition of land was reported.

The County of Hawaii reported acquisition of 102.22 acres through purchase, 10.20 acres through condemnation and 990.42 acres through lease. During the same period, the county relinquished 3.04 acres through voluntary sale, 0.44 acres through exchange, and 4.53 acres through lease expiration.

The County of Kauai reported acquisition of 106.00 acres through purchase, 15.60 acres through condemnation, 1.88 acres through exchanges, and 9.80 acres through lease.

The County of Maui reported acquisition of 134.52 acres through purchase, 74.20 acres through condemnation, 22.91 acres through executive orders, and 16.96 acres through gifts during this period.

As has been noted, land purchased by these counties in their own name is not included in the total of state owned land. However, the state total does include land purchased by the state for county use.

Appendix A

MAJOR LANDOWNERS: 1961 & 1964

(In Acres)

Name of Owner	1961*	1964	Change
Alexander & Baldwin, Inc.			
East Maui Irrigation Co., Ltd.			
Maui Pineapple Co., Ltd.			
McBryde Sugar Co., Ltd.			
Owner used:	39,717.00	88,733.26	+
Rented to others:	7,440.00	22,937.08	+
Not in use:	11.00	11,118.07	+
Total	47,168.00	122,788.41	+160.3%

*The 1961 figures do not include Baldwin Packers which owned 23,258 acres on Maui because Alexander & Baldwin, Inc. held only 25 per cent of their stock as of 1960. However, Baldwin Packers became part of Maui Pineapple Co. in 1962 and is now controlled by Alexander & Baldwin, Inc. The 1961 figures also do not include Hawaiian Commercial & Sugar Co., Ltd. which owned 53,902 acres on Maui because Alexander & Baldwin, Inc. held only 41 per cent of their stock as of 1960. However, Hawaiian Commercial & Sugar Co., Ltd. was merged with and absorbed by Alexander & Baldwin, Inc. on January 2, 1962.

Name of Owner	1961*	1964	Change
AmFac, Inc.			
Pioneer Mill Co., Ltd.			
Puna Sugar Co., Ltd.			
Lihue Plantation Co., Ltd.			
Oahu Sugar Co., Ltd.			
Owner used:	47,785.00	50,514.94	+
Rented to others:	6,677.00	4,421.48	-
Not in use:	21,906.00	25,427.99	+
Total	76,368.00	80,364.41	+5.2%

*The 1961 figures do not include Oahu Sugar Co., Ltd.

Name of Owner	1961	1964	Change
Bernice P. Bishop Estate			
Owner Used:	666.00	426.12	-
Rented to others:	326,713.00	324,759.85	-
Not in use:	41,679.00	44,513.71	+
Total	369,058.00	369,699.68	+0.2%

Appendix A (Continued)

Name of Owner	1961	1964	Change
Francis H. Ii Brown			
Owner used:	6,000.00		-
Rented to others:			
Not in use:		6,164.50	+
Total	6,000.00	6,164.50	+2.7%

Name of Owner	1961*	1964	Change
C. Brewer & Co., Ltd			
Hutchinson Sugar Co., Ltd			
Kilauea Sugar Co., Ltd			
Pepeekeo Sugar Co.			
Wailuku Sugar Co.			
Hawaiian Agricultural Co.			
Mauna Kea Sugar Co., Inc.			
Paaupahu Sugar Co., Ltd.			
Owner used:	99,150.00	134,568.41	+
Rented to others:	10,779.00	10,578.30	+
Not in use:	31,516.00		-
Total	141,445.00	145,146.71	+2.6%

*The 1961 figures include Hakalau Sugar Co., Ltd., Hilo Sugar Co., Ltd. and Onomea Sugar Co., Ltd. Hakalau Sugar Co., Ltd. was merged with and absorbed by Pepeekeo Sugar Co., Ltd. on December 31, 1962. Hilo Sugar Co., Ltd., and Onomea Sugar Co., are survived by Mauna Kea Sugar Co., Inc.

Name of Owner	1961	1964	Change
James Campbell Estate			
Owner used:	39.00	142.00	+
Rented to others:	69,532.00	54,610.00	-
Not in use:	12,586.00	26,889.00	+
Total	82,157.00	81,641.00	-0.6%

Name of Owner	1961	1964	Change
Castle & Cooke, Inc.			
Kohala Sugar Co.			
Dole Co.			
Owner Used:	47,392.00	72,291.20	+
Rented to others:	36,265.00	16,253.39	-
Not in use:	67,944.00	66,214.68	-
Total	151,601.00	154,759.27	2.1%

Appendix A (Continued)

Name of Owner	1961	1964	Change
Harold K. L. Castle (Kaneohe Ranch Co., Ltd.)			
Owner used:	21.00	2.00	-
Rented to others:	7,344.00	5,925.37	-
Not in use:	<u>3,445.00</u>	<u>3,409.50</u>	-
Total	10,810.00	9,336.87	-13.6%

Name of Owner	1961	1964	Change
Samuel M. Damon Estate			
Owner used:	22,421.00	24,056.00	+
Rented to others:	409.00	462.00	+
Not in use:	<u>139,485.00</u>	<u>119,324.00</u>	-
Total	162,315.00	143,842.00	-11.4%

Name of Owner	1961*	1964	Change
Theo H. Davies & Co., Ltd			
Honokaa Sugar Co.			
Laupahoehoe Sugar Co.			
Hamakua Mill Co.			
Kukaiau Ranch Co., Ltd.			
Owner used:	37,545.00	29,960.00	-
Rented to others:	6,708.00	7,810.00	+
Not in use:	<u>179.00</u>	<u>15.00</u>	-
Total	44,432.00	37,785.00	-17.5%

*The 1961 figures do not include Kukaiau Ranch Co., Ltd.

Name of Owner	1961*	1964	Change
Dillingham Investment Corp.			
Owner used:	3,728.00	4,361.91	+
Rented to others:		303.50	+
Not in use:	<u>7,417.00</u>	<u>7,411.65</u>	-
Total	11,145.00	12,077.06	+8.3%

*The 1961 figures were in the name of Dillingham Ranch, Inc., which was dissolved on December 31, 1961.

Appendix A (Continued)

Name of Owner	1961	1964	Change
Gay & Robinson			
Niihau Ranch			
Owner used:	98,452.00	97,772.36	-
Rented to others:	4,092.00	4,092.07	
Not in use:	30.00	.38	+
Total	102,574.00	101,864.81	-1.4%

Name of Owner	1961	1964	Change
W. H. Greenwell, Ltd.			
Owner used:	10,400.00	9,656.18	-
Rented to others:	227.00	223.93	-
Not in use:	1,550.00	2,268.96	+
Total	12,177.00	12,149.07	-0.3%

Name of Owner	1961	1964	Change
Grove Farm Company, Inc.			
Owner used:	19,692.00	13,872.84	-
Rented to others:	1,467.00	4,799.73	+
Not in use:	1,589.00	3,943.44	+
Total	22,748.00	22,616.01	-0.5%

Name of Owner	1961	1964	Change
Haleakala Ranch			
Owner used:	33,040.00	32,983.00	-
Rented to others:		58.00	+
Not in use:			
Total	33,040.00	33,041.00	Unchanged

Name of Owner	1961	1964	Change
Hui of Kahana (Heirs of Mary E. Foster included)			
Owner used:			
Rented to others:	1,988.00	2,038.00	+
Not in use:	3,167.00	3,212.00	+
Total	5,155.00	5,250.00	+1.8%

Appendix A (Continued)

Name of Owner	1961	1964	Change
Kaonoulu Ranch Co., Ltd.			
Owner used:	8,714.00	8,798.18	+
Rented to others:		15.20	+
Not in use:	142.00		-
Total	8,856.00	8,813.38	-0.5%

Name of Owner	1961	1964	Change
Kahua Ranch, Ltd.			
Owner used:	14,013.00	14,013.00	
Rented to others:			
Not in use:			
Total	14,013.00	14,013.00	Unchanged

Name of Owner	1961	1964	Change
Kaupo Ranch, Ltd.			
Owner used:	10,007.00	9,036.94	-
Rented to others:			
Not in use:		1,000.00	+
Total	10,007.00	10,036.94	+ .3%

Name of Owner	1961	1964	Change
Eric A. & August F. Knudsen			
Owner used:	1,020.00	1,038.00	+
Rented to others:	4,806.00	4,765.00	-
Not in use:	54.00	76.00	+
Total	5,880.00	5,879.00	Unchanged

Name of Owner	1961	1964	Change
Queen Liliuokalani Trust			
Owner used:		2.80	+
Rented to others:	10,280.00	5,885.43	-
Not in use:	4.00	3,905.63	+
Total	10,284.00	9,793.86	-5.0%

Appendix A (Continued)

Name of Owner	1961	1964	Change
McCandless Heirs (Elizabeth Marks, et al.)			
Owner used:	15,322.00	14,616.00	-
Rented to others:	2,457.00	3,073.00	+
Not in use:	18,990.00	19,080.00	+
Total	36,769.00	36,769.00	Unchanged

Name of Owner	1961	1964	Change
Molokai Ranch, Ltd.			
Owner used:	56,019.00	55,999.00	-
Rented to others:	17,981.00	17,971.37	-
Not in use:	5.00	5.00	
Total	74,005.00	73,975.37	Unchanged

Name of Owner	1961	1964	Change
Palani Ranch Trust (Frank R. Greenwell)			
Owner used:	6,620.00	5,993.46	-
Rented to others:	528.00	32.50	-
Not in use:	37.00		-
Total	7,185.00	6,025.96	-16.1%

Name of Owner	1961	1964	Change
Puu-O-Hoku Ranch (George W. Murphy)			
Owner used:	5,010.00	11,901.00	+
Rented to others:			
Not in use:	8,670.00	2,361.00	-
Total	13,680.00	14,262.00	+4.2%

Name of Owner	1961	1964	Change
Queen's Hospital			
Owner used:	13.00	12.90	-
Rented to others:	12,810.00	13,051.75	+
Not in use:			
Total	12,823.00	13,064.65	+1.1%

Appendix A (Continued)

Name of Owner	1961	1964	Change
W. H. Shipman, Ltd.			
Owner used:	18,520.00	18,520.00	
Rented to others:	3,674.00	4,640.00	+
Not in use:	5.00	5.00	
Total	22,199.00	23,165.00	+4.4%

Name of Owner	1961	1964	Change
Richard S. Smart (Parker Ranch)			
Owner used:	185,015.00	183,032.00	-
Rented to others:	656.00	2,578.00	+
Not in use:			
Total	185,671.00	185,610.00	Unchanged

Name of Owner	1961	1964	Change
Thelma K. Stillman Trust (Huehue Ranch)			
Owner used:	9,615.00	7,217.72	-
Rented to others:		12.54	+
Not in use:	6,199.00	8,207.50	+
Total	15,814.00	15,437.76	-2.4%

Name of Owner	1961	1964	Change
Ulupalakua Ranch, Inc.			
Owner used:	26,124.00	16,775.00	-
Rented to others:	41.00	32.00	-
Not in use:		5,000.00	+
Total	26,165.00	21,807.00	-16.7%

Name of Owner	1961	1964	Change
Yee Hop, Ltd.			
Owner used:	7,201.00	1,500.00	-
Rented to others:	2.00		-
Not in use:	3,422.00	19,500.00	+
Total	10,625.00	21,000.00	+97.6%

Appendix A (Continued)

Name of Owner	1961	1964	Change
Zion Securities Corp.			
Owner used:	2,203.00	371.00	-
Rented to others:	1,338.00	924.00	-
Not in use:	<u>2,979.00</u>	<u>5,079.00</u>	+
Total	6,520.00	6,374.00	-2.2%

Appendix B

(To be made one and eight copies)
THIRD LEGISLATURE, 1965
STATE OF HAWAII

S.R. NO. 28

SENATE RESOLUTION

COPY

RELATING TO MAJOR LANDHOLDINGS IN HAWAII.

WHEREAS, the economic and social welfare of our people depend upon an adequate knowledge and prudent use of our natural resources; and

WHEREAS, current data concerning land ownership and use are not sufficient to permit adequately informed major policy determinations affecting this vital community resource; and

WHEREAS, the most recent report for the State on large land ownership and use was compiled and issued by the Legislative Reference Bureau in 1961; and

WHEREAS, the major landholders have cooperated with and assisted the Bureau in the compilation of its prior reports on landholdings; now, therefore,

BE IT RESOLVED by the Senate of the Third Legislature of the State of Hawaii, General Session of 1965, that the Legislative Reference Bureau be and it is hereby requested to up-date its 1961 study of large private land owners and land use, giving special attention to the many important factors relating to our land resources; and

BE IT FURTHER RESOLVED that duly certified copies of this Resolution be transmitted to the Director of the Legislative Reference Bureau, the Director of Taxation, and the major landholders who are included in the Bureau's 1961 report.

OFFERED BY: _____

Appendix C

Legislative Reference Bureau
Request No. B-2024
July 26, 1965

QUESTIONNAIRE CONCERNING LANDHOLDINGS AND LAND PROGRAMS

(Prepared pursuant to a request by the Third State Legislature)

The following data concern the landholdings and land programs of _____
(company or estate)

on the island of _____. (Please fill out a separate questionnaire for

each island on which your estate or company owns land.)

The following is a list of the definitions of the land use categories used in the questionnaire:

1. Single Family and Two Family Residential. Residential areas are characterized by single family and two family establishments, including duplexes, engaged in residential activities including primarily eating, sleeping and relaxing, and residing or dwelling at a place for a considerable length of time.
2. Three or More Family Apartment and Hotel and Resort. Hotel, apartment and resort areas are characterized by establishments primarily engaged in residential activities supporting more than two family units and include areas in hotel-type operations, providing lodging and accommodations and a wide variety of personal services
3. Commercial. Commercial areas are characterized by commercial activities including primarily buying and selling or exchanging or otherwise mutual intercourse of goods and services.
4. Industrial. Industrial areas are characterized by industrial activities including primarily assembling, fabricating, processing, manufacturing, mining, packaging, and/or storing finished and partially finished products from raw or semi-raw materials or fabricated parts by use of power driven machines or a similar combination of activities thereof for rendering related kinds of services.
5. Agricultural. Agricultural areas are characterized by agricultural activities including primarily cultivating or farming the surfaces of the earth, including clearing of land, plowing, planting, harvesting, etc.; activities which are heavily dependent upon soil conditions, climate, water, topography and culture for the economic production of crops and livestock.
 - a. Agricultural--Diversified. Areas used for the production of crops--other than pineapple and sugar cane--and for the production of livestock such as poultry and swine.
 - b. Agricultural--Pineapple. Areas used primarily for pineapple production which include roads, experimental plots, fallow areas, reservoirs, and loading zones.
 - c. Agricultural--Sugar Cane. Areas used primarily for the production of sugar cane and includes experimental plots, roads, irrigation lines, reservoirs, and pumping stations.
 - d. Agricultural--Grazing. Areas not otherwise in crop production which are used for grazing domestic animals during some portion of the year.

6. Conservational. Conservational land areas are characterized primarily by land used for protecting watersheds and water supplies, preserving scenic areas, providing parkland, and beach reserves, conserving wildlife, preventing floods and soil erosion, and as forest reserves and other similarly related activities which serve the purposes of conserving, preserving, and protecting natural resources for human welfare.
7. Waste. Waste areas are characterized by lands that are essentially incapable of producing materials or services of immediate value and which represent the highest and best use in its present state. Such areas lack economic activity because of adverse conditions or circumstances such as bad topography, extreme climate, poor type of soil, isolated location, etc., which make the land uneconomical for use, inaccessible, unavailable, or in general, useless.

I. Ownership of fee simple land as of *_____.

	<u>Acreage in Use by Owner</u>	<u>Acreage Leased to Others</u>	<u>Acreage Not in Present Use</u>	<u>Total</u>
1. Single family and two family residential	_____	_____	_____	_____
2. Three or more family apartment and hotel and resort	_____	_____	_____	_____
3. Commercial	_____	_____	_____	_____
4. Industrial	_____	_____	_____	_____
5a. Agricultural--Diversified	_____	_____	_____	_____
5b. Agricultural--Pineapple	_____	_____	_____	_____
5c. Agricultural--Sugar Cane	_____	_____	_____	_____
5d. Agricultural--Grazing	_____	_____	_____	_____
6. Conservational	_____	_____	_____	_____
7. Waste	_____	_____	_____	_____
8. Others:	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total	_____	_____	_____	_____

*January 1, 1965 or latest date within one year of January 1, 1965 for which data are more conveniently available.

II. Lands being leased as of *

	Acreage Leased from State	Acreage Leased from Federal Government	Acreage Leased from Private Owners	Total Acreage of Lands Being Leased from Others	Acreage of Leased Lands Being Sublet
1. Single family and two family residential					
2. Three or more family apart- ment and hotel and resort					
3. Commercial					
4. Industrial					
5a. Agricultural--Diversified					
5b. Agricultural--Pineapple					
5c. Agricultural--Sugar Cane					
5d. Agricultural--Grazing					
6. Conservational					
7. Waste					
8. Others:					
Total					

*January 1, 1965 or latest date within one year of January 1, 1965 for which data are more conveniently available.

III. Amount of land acquired since 1950:

	A. Amount of land bought:		B. Amount of land acquired by exchanges:	C. Amount of land acquired by new and renegotiated leases:
	Acres	Consideration	Acres*	Value of land
1950-54				
1955-59				
1960-64				

IV. Amount of land relinquished since 1950:

	A. Amount of voluntary land sales:		B. Amount of involuntary land sales (condemnation):		C. Amount of land relinquished through exchanges:		D. Amount of land relinquished through leases that have expired and have not been renewed:
	Acres	Consideration	Acres	Consideration	Acres*	Value of land	Acres
1950-54							
1955-59							
1960-64							

*Please indicate the amount of money paid and/or received in addition to the amount of land exchanged if a monetary consideration was part of the exchange.

held in fee by your firm or estate, and sold or leased since 1950;

	C O M M E R C I A L				D I V E R S I F I E D A G R I C U L T U R A L			
	F e e		L e a s e		F e e		L e a s e	
	No. of lots	Acres	No. of lots	Acres	No. of lots	Acres	No. of lots	Acres
1950-54								
1955-59								
1960-64								

	I N D U S T R I A L				R E S I D E N T I A L			
	F e e		L e a s e		F e e		L e a s e	
	No. of lots	Acres	No. of lots	Acres	No. of lots	Acres	No. of lots	Acres
1950-54								
1955-59								
1960-64								

VI. Amount of agricultural lands (sugar, pineapple, diversified crops, pig, poultry, and cattle farms, etc.) which have been converted to residential, industrial or commercial areas since 1950:

	<u>Prior Agricultural Use</u>	<u>Acres</u>
1950-54		
1955-59		
1960-64		

Appendix D

SPECIAL NOTES

A. A. Richardson

1,424.37 acres of fee simple land on Hawaii owned by A. A. Richardson has been classified as "commercial" throughout this report. It should be noted, however, that this acreage figure is an aggregate of land used for the following purposes: multi-family apartments, one and two family residences, and hotel, resort, or commercial purposes.

Alexander & Baldwin, Inc.

Title to 171.00 acres acquired on Kauai by Alexander & Baldwin, Inc. from 1960 to 1964 was received through the merger of one of its former subsidiaries.

Charles Notley Estate

The Estate has a 41.53 per cent undivided interest in the land listed under its name in this report.

Gay & Robinson

Only a small part of the land listed in its name in this report is owned directly by the partnership of Gay and Robinson. Title to most of the land is held individually by the four living partners and by the heirs of a deceased partner.

James Robinson Properties

Principle owners are Caroline J. Robinson Trust, J.L.P. Robinson Trust, Mark A. Robinson Trust, and James Robinson, Ltd.

Kohala Sugar Co. (Castle & Cooke, Inc.)

Certain leases which were terminated between 1950-64 on Hawaii at the time of purchase of the land by Kohala Sugar Co. are not included in this report.

Maui Realty Co., Inc.

Maui Realty Co., Inc., serves as a trustee or representative for a group of investors. 1,472.00 acres owned in fee by the company is not in present use and is being held for sale.

R. W. Meyer, Ltd. & A.A. Meyer Family

R. W. Meyer, Ltd. has a 175/216 interest in the land listed in its name in this report, while the A.A. Meyer family has a 41/216 interest.

Appendix D (Continued)

Statistics were compiled by the Legislative Reference Bureau staff for the following landowners because they did not respond to the questionnaires sent to them concerning their landholdings and land program.

Hawaiian Ocean View Estate*
Crescent Acres, Ltd.*
S.C. & Pearl Friel
Crawford Oil Corp.*
Hawaiian Paradise Park Corp.*
William B. Dunbar
Roman Catholic Church
H. P. Hustace
Waianae Development Co.*
Makaha Valley Farms, Ltd.*
Hawaiian Evangelical Association

*The 23,765.63 acres of agricultural land held by these owners have been classified as "agricultural-diversified," although the land is suitable for such other agricultural purposes as sugar or pineapple cultivation or grazing.

Appendix E

METHODOLOGICAL CONSIDERATIONS

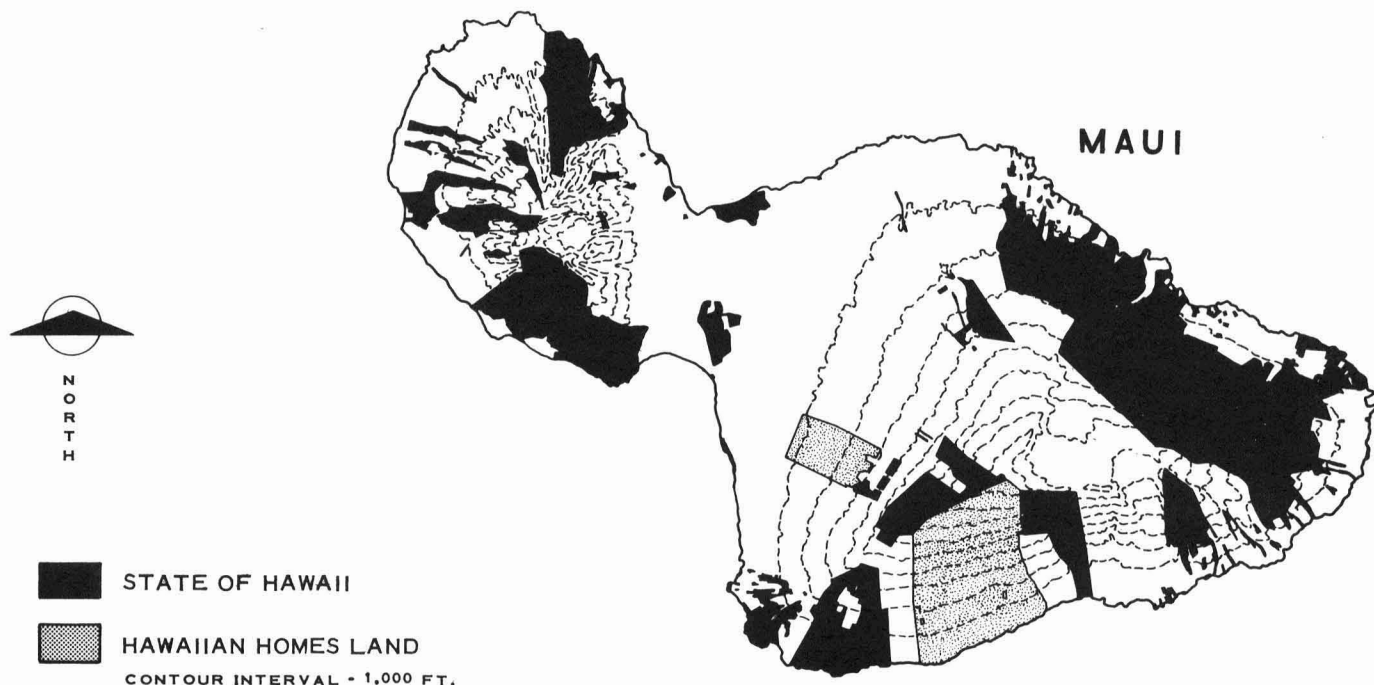
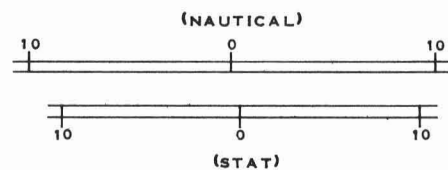
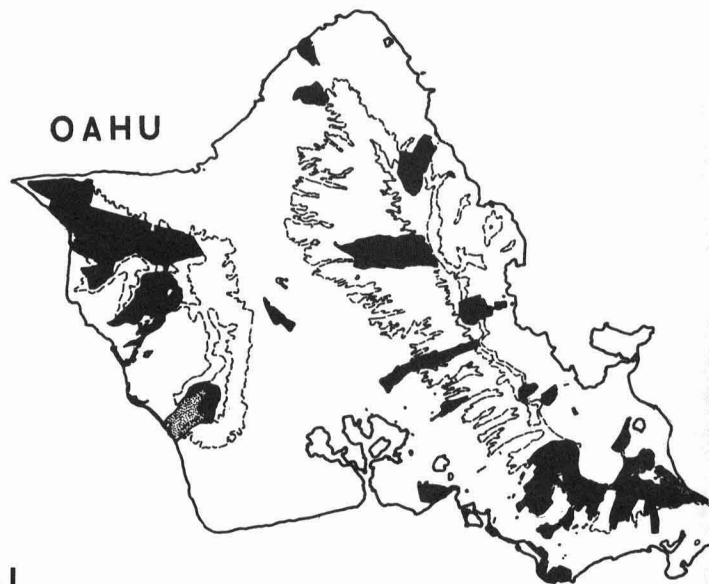
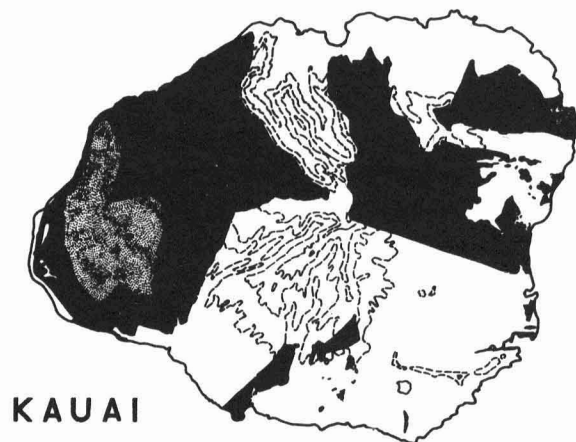
Identification of the major landowners included in this study was made from several sources, including a 1961 report prepared by the Legislative Reference Bureau on Major Landholdings in Hawaii, a 1965 report prepared by the Department of Taxation, and the scanning of all tax key maps of Hawaii. In addition, the Department of Taxation provided a special sorting of its key punched cards dealing with land ownership to insure complete coverage for this study.

To insure the adequacy of the questionnaires used for data gathering, drafts were sent for review to a number of major landowners. Specifically, drafts were reviewed by Alfred Dow of Bernice P. Bishop Estate, Oswald K. Stinder of Campbell Estate, Jack Palk of Oceanic Properties, Inc., John Loomis of AmFac, Inc., Kenneth Young of Dillingham Corporation, George R. Ewart III of C. Brewer & Co., Ltd., Harold Robinson of Theo H. Davies & Co., Ltd. and Charles James of the University of Hawaii.

Data analysis was facilitated by extensive use of high speed computer equipment. A copy of the complete print-out is available for inspection at the library of the Legislative Reference Bureau.

STATE - OWNED LAND

(Map of Island of Hawaii appears on inside front cover)



PUBLISHED REPORTS OF THE LEGISLATIVE REFERENCE BUREAU

- 1959
 1. The Foreign-Trade Zone. 48 p.
 2. Administration of Indigent Medical Care in Hawaii. 55 p. (out of print)
 - Some Effects of Hawaii's 1957 Tax Law. 118 p.
 - Hawaii State Government Organization. 2 volumes. (out of print)
- 1960
 1. Pre-Session Filing and Related Legislative Procedures. 38 p. \$1
 2. Capital Improvements Programs in Hawaii. 47 p. \$1
 3. The Costs of Hospitalization for Indigents in Hawaii. 42 p. \$1
 4. Public Assistance in Hawaii: Statutory Provisions and Trends in Payments. 31 p. \$1
 - The Structure of the Hawaii State Government. 25 p. (out of print)
- 1961
 1. Disaster Relief: Considerations for State Action. 60 p. \$1
 2. Free Choice of Physician in Hawaii's Medical Care Program. 21 p. \$1
 3. Real Property Tax Exemption in Hawaii. 29 p. \$1
 4. School Boards and Public Education. 139 p. \$1
 5. Public Land Policies of the United States and the Mainland States. 67 p. \$1
 6. The Hawaii Public Utilities Commission. 89 p. (out of print)
 7. Care of the Chronically Ill and Disabled Aged. 44 p. \$1
 8. The Hawaii Antitrust Act. 68 p. (out of print)
- 1962
 1. Tax Problems and Fiscal Policy in Hawaii. 74 p. \$1
 2. Hawaii Legislative Manual. Rev. ed. 80 p. (out of print)
 3. Nursing and Nursing Education in Hawaii. 117 p. \$1
- 1963
 1. Study of the Workmen's Compensation Law in Hawaii. 154 p. (out of print)
 2. Hawaii's General Excise Tax. 56 p. \$1
 3. Nonresident Students and the University of Hawaii. 96 p. \$1
 4. The Role of the State in the Regulation of Pharmacy. 159 p. \$1
 5. The Uniform Commercial Code and the Hawaii Law. 346 p. (out of print)
- 1964
 1. The Hawaiian Homes Program: 1920-1963. 52 p. (out of print)
 - 1a. Legal Aspects of the Hawaiian Homes Program. 72 p. (out of print)
 - 1b. Land Aspects of the Hawaiian Homes Program. 47 p. (out of print)
 - 1c. Social Aspects of the Hawaiian Homes Program. 74 p. (out of print)
 - 1d. The Maori Affairs Program. 43 p. \$1
 2. Public Land Policy in Hawaii: Land Exchanges. 79 p. (out of print)
 3. College and the Needy Student in Hawaii. 2 volumes. \$2
- 1965
 1. Public Land Policy in Hawaii: The Multiple-Use Approach. Rev. 1969. 95 p. \$2.50
- 1966
 1. Hawaii Legislative Manual: A Handbook for Legislators. Third Edition. 81 p. \$1.50
 2. Public Land Policy in Hawaii: Land Reserved for Public Use. 95 p. (out of print)
 3. Education in a Changing World of Work in a Democratic Society. 157 p. \$2
 - Guide to Government in Hawaii, Third Edition. 74 p. \$1
- 1967
 1. Trading Stamp Legislation. 75 p. \$1.50
 2. Public Housing in Hawaii—The Evolution of Housing Policy. 2 volumes. \$3.50
 3. Public Land Policy in Hawaii: Major Landowners. 131 p. \$4
 - Directory of State, County and Federal Officials. 117 p. \$1
 4. Hawaii Tax Rate Distribution Estimates. 223. \$3
- 1968
 1. Practical Guide to the Uniform Commercial Code in Hawaii, Articles 1, 2, 6, 7 and 9. 290 p. \$2
 2. The Hawaii Wage and Hour Law. 62 p. \$1
 3. Compliance of County Agencies with the Hawaii Administrative Procedure Act. 50 p. \$1
 4. Quest for Compensatory Education in the State of Hawaii. 5. \$1.25
 5. Dental Care for the Indigent and Medically Indigent in the State of Hawaii. 97 p. \$1.50
 6. Regulation of Political Contributions. 158 p. \$2.50
- 1969
 1. Temporary Disability Insurance. 212 p. \$2.50
 2. Intoxicating Liquor Laws in Hawaii and the Industry. 312 p. \$3
 3. Credit Life and Credit Disability Insurance in Hawaii. 52 p. \$1
 4. Nursing in Hawaii 1968. 52 p. \$1