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*A Study of*  
**LARGE  
LAND  
OWNERS**  
*in Hawaii*

Clinton T. Tanimura  
and Robert M. Kamins

*Report No. 2, 1957*

**LEGISLATIVE REFERENCE BUREAU**

**UNIVERSITY OF HAWAII  
HONOLULU 14, HAWAII**

# PREFACE

This report has been prepared in conformance with Senate Resolution 49 of the 1955 territorial legislature, which directed the Legislative Reference Bureau to report to the legislature data submitted by certain large landholders on the extent and nature of their lands and their tentative land development plans. Under the terms of the resolution, the land owners to be included were to be designated by the chairman of the Senate Judiciary Committee, the committee which proposed the resolution. Six estates and corporations were subsequently named--Bernice P. Bishop Estate; Estate of James Campbell; William H. Greenwell, Limited; Kaneohe Ranch, Limited; Lincoln L. McCandless Trust Estate and Alice Robinson and Family.

While these landholders own relatively large acreages, they do not comprise the six largest private land owners in the Territory. Four of them are among the ten largest land owners, listed by area, and two are only among the first 40. (Their relative standing in a listing by value might be different, but comparative data is lacking.)

Detailed questionnaires were sent to each of the land owners so designated and were completed by five of the six. Several of the respondents helpfully provided additional data necessary for an understanding of their situation. All were patient and courteous in responding to subsequent inquiries, which must on occasion seemed bothersome.

Valuable assistance was given by the territorial Tax Department. Property tax assessment records provided data for checking and comparison. Land use statistics for the island of Oahu were particularly useful.

This study is divided into three parts. Part A is a description of all lands owned by these large landholders throughout the Territory. The extent and nature of the lands owned on each island is presented in Part B. The final part considers the holdings of each landholder.

The classification of various types of lands utilized in the statistical presentations--residential, forest reserve, grazing lands, etc.--is similar to that employed by the Tax Department, but includes broader categories. Definitions of these classes and of other terms used in the study can be found immediately after the table of contents.

Readers of this report may find additional information on landholding and land use in the Territory in the following studies, just issued by the territorial Economic Planning and Coordination Authority: its Staff Report No. 14, Major Landholdings in Hawaii: Ownership Patterns and Leasing Policies; and An Inventory of Available Information on Land Use in Hawaii, prepared by Harland Bartholomew and Associates.

February 27, 1957

Robert M. Kamins, Director  
Legislative Reference Bureau

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## DEFINITIONS OF TERMS USED IN THIS REPORT

Land owner - One of six estates and corporations included in the report.

Land owned - Refers to land to which these estates and corporations hold title, whether or not used by them. Does not include land held under lease by a land owner.

Landholding - Same as "land owned."

Market value - As estimated by the territorial Tax Department (but assessed values, which are lower, are not used herein).

Pattern of land usage - Refers to the distribution of lands according to whether they were used by the land owner, rented to others or not in use.

Land classification - Lands were divided into the following eight general classes according to their use:

Residential - Includes all housing facilities for non-transient occupants.

Business - Includes commercial and industrial lands, as well as transient housing facilities.

Grazing - Includes all lands used for pasture and grazing, regardless of improvements on the land.

Plantation - Includes sugar cane and pineapple lands.

Other farm - Includes all farm lands other than lands classified as grazing and plantation.

Forest reserve - Includes all wooded areas maintained as watersheds and for soil and forest conservation purposes.

Other usable - Includes fish ponds, rivers, swamps, etc., and lands used for churches, schools, cemeteries, parks, roads, etc.

Marginal - Includes lands which would not be economically useful if there occurred any significant increase in the cost of production or any decrease in the price of the commodity produced on the land. Also includes waste lands, such as lava flows, mountain tops and rocky gullies.

# Part A. TERRITORIAL SUMMARY OF HOLDINGS OF SIX LARGE LAND OWNERS, AS OF 1955

**Land owners:** The following land owners are included in this study: Bernice P. Bishop Estate; James Campbell Estate; William Henry Greenwell, Limited; Kaneohe Ranch, Limited; L. L. McCandless Estate and Alice Robinson and Family.

**Size and valuation:** The six large land owners included in this study aggregately held 610,434 acres--approximately 15 per cent of the total land area of the Territory, or 26 per cent of all land held privately. The estimated market value of these large land holdings was \$89,270,000. (See Table A-2.)

Table A-1: PUBLIC AND PRIVATE LANDS IN THE TERRITORY, 1956

Counties	Total Lands		Public Lands		Private Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Honolulu*	386,560	\$1,149,285,000	111,996	\$352,611,000	275,057	\$796,631,000
Maui	750,267	79,827,000	271,544	12,700,000	478,723	67,127,000
Hawaii	2,579,200	106,448,000	1,189,070	26,558,000	1,390,130	79,890,000
Kauai	401,200	47,444,000	170,895	15,707,000	230,305	31,737,000
Total	4,117,227	\$1,382,918,000	1,743,505	\$407,576,000	2,373,722	\$975,385,000

\*Excludes the island of Palmyra with a total land area of 493 acres and an estimated market value of \$43,000.

Sources: Territorial Department of the Tax Commissioner, Statistical Report, November, 1954; "Real Property Tax Valuation, County Requirements and Tax Rates," 1956; and "Summary of Real Property Valuations and Area of Public Properties as of January 1, 1956," January, 1957.

Table A-2: RATIO OF HOLDINGS OF SIX LARGE LAND OWNERS TO TOTAL LANDS IN THE TERRITORY, 1955

Land Owner	Lands of Six Owners		Ratio to Total Private Lands		Ratio to Total Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Bishop Estate	369,467	\$57,166,000	15.6%	5.9%	9.0%	4.1%
Campbell Estate	81,899	15,229,000	3.5	1.6	2.0	1.1
Greenwell Limited	12,335	776,000	0.5	0.1	0.3	0.1
Kaneohe Ranch	11,340	9,230,000	0.5	0.9	0.3	0.7
McCandless Estate	38,102	1,898,000	1.6	0.2	0.9	0.1
Robinson Family*	97,291	4,971,000	4.1	0.5	2.4	0.4
Total	610,434	\$89,270,000	25.8%	9.2%	14.9%	6.5%

\*Refers to the family composed of Alice, Sinclair, Aylmer, Selwyn, Eleanor and Lester Robinson.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table A-3: CLASSIFICATION AND USE OF HOLDINGS OF SIX LARGE LAND OWNERS,\* TERRITORY OF HAWAII, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total <sup>b</sup>			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%
Residential	41	a	63	0.1	1,971	0.3	25,495	28.6	755	0.1	1,441	1.6	2,781	0.5	27,004	30.2
Business	4	a	104	0.1	464	0.1	22,879	25.6	109	a	2,534	2.8	602	0.1	25,582	28.7
Grazing	41,849	6.9	729	0.8	226,212	37.1	1,833	2.1	4,638	0.8	385	0.4	339,462	55.6	3,360	3.8
Plantation	--	--	--	--	43,601	7.1	16,554	18.5	188	a	11	a	50,086	8.2	20,801	23.3
Other Farm	--	--	--	--	10,954	1.8	6,603	7.4	2,539	0.4	242	0.3	13,713	2.2	6,901	7.7
Forest Reserve <sup>c</sup>	36,731	6.0	373	0.4	56,611	9.3	1,212	1.4	--	--	--	--	103,694	17.0	1,600	1.8
Other Usable	678	0.1	1,434	1.6	8,765	1.4	1,906	2.1	842	0.1	251	0.3	10,500	1.7	3,725	4.2
Marginal	--	--	--	--	55,916	9.2	116	0.1	20,278	3.3	137	0.2	89,589	14.7	274	0.3
Total	79,303	13.0	2,703	3.0	404,494	66.3	76,598	85.8	29,349	4.8	5,001	5.6	610,434 <sup>d</sup>	100.0	89,270 <sup>d</sup>	100.0

\*The Bernice P. Bishop Estate, the Estate of James Campbell, W. H. Greenwell Limited, Kaneohe Ranch, L. L. McCandless Estate and the Robinson Family on Kauai and Niihau.

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Data for the Robinson Family holdings are available by classification but not by use. Consequently, the "Total" column includes the Robinson Family holdings and the use status columns do not.

<sup>c</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

<sup>d</sup>Includes nine acres of vacant unimproved lands valued at \$25,000 not elsewhere classified.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Location: Lands owned by these land owners are distributed among six islands: Oahu, Hawaii, Maui, Molokai, Kauai and Niihau. A geographical distribution of these lands follows:

Classification	Maui & Kauai &			
	Oahu	Hawaii	Molokai	Niihau
<u>By acreage (%)</u>				
Residential..	91	8	*	1
Business....	86	9	1	4
Grazing.....	7	70	3	20
Plantation...	68	17	2	13
Other Farm	48	47	2	3
Forest Res.	39	41	3	17
Other Usable	91	6	1	2
Marginal ...	14	70	*	16
All Lands..	21	59	2	18
<u>By valuation (%)</u>				
Residential..	98	2	*	*
Business....	96	4	*	*
Grazing.....	41	43	4	12
Plantation...	69	9	1	21
Other Farm	92	7	*	1
Forest Res.	93	5	*	2
Other Usable	94	2	*	4
Marginal....	59	32	*	9
All Lands..	88	6	1	5

\*Less than 0.5 per cent.

Land classification and use: Approximately 87 per cent of their total acreage is classified as grazing, forest reserve and economically marginal lands. However, most of the total value of these lands is comprised of residential, business and plantation lands, largely concentrated on Oahu. The major part of these holdings is either rented to others or used directly by the land owner. (See Table A-3.)

The relative portion of lands in selected categories held by these six land owners is presented below.

Classification	Total acres in Territory	Acres of six land owners	Ratio: six to total
Grazing .....	1,044,000	339,462	33%
Plantation .....	295,819	50,086	17%
Forest Reserve	1,200,000	103,694	9%

Source: Total acreage derived from the most recent data available--Agricultural Extension Service, 1955 Statistics of Hawaiian Agriculture, p. 9.

A percentage distribution of all lands in the Territory owned by five of the six land owners\* during 1955, for each classification and according to its use, follows:

Classification	Owner Used	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	2	71	27
Business .....	1	80	19
Grazing .....	15	83	2
Plantation .....	--	100	**
Other Farm ....	--	81	19
Forest Reserve .	39	61	--
Other Usable ...	7	85	8
Marginal .....	--	73	27
All Lands .....	15	79	6
<u>By valuation (%)</u>			
Residential .....	**	94	6
Business .....	**	90	10
Grazing .....	25	62	13
Plantation .....	--	100	**
Other Farm.....	--	96	4
Forest Reserve	24	76	--
Other Usable ...	40	53	7
Marginal .....	--	46	54
All Lands	3	91	6

\*Robinson Family holdings were excluded since the appropriate data were not available.

\*\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its actual utilization.

Land acquisition and sale: From 1945 through 1955, the land owners included in this study (excluding the Robinson Family) acquired some 3,465 acres by purchase and exchange. They sold 7,883 acres for approximately \$7,987,000. All acquisitions and sales occurred on Oahu and Hawaii.

Houselots made available: During the same period, these land owners made available a total of 4,761 houselots--1,650 by sale and 3,111 by lease--all on Oahu and Hawaii.

Owner	Sale	Lease	Total
Bishop Estate .....	1,650*	1,384	3,034
Campbell Estate ...	--	93**	93
Greenwell, Limited	--	57	57
Kaneohe Ranch .....	--	1,577	1,577
McCandless Estate	--	--	--
Robinson Family	(Not available)		
Total .....	1,650	3,111	4,761

\*Excludes 13 houselots estimated for 1956.

\*\*Excludes 124 houselots estimated for 1956 and 1957.

## Part B. HOLDINGS OF LARGE LAND OWNERS, BY ISLANDS

### LANDS OF FOUR LARGE LAND OWNERS ON THE ISLAND OF OAHU

**Land Owners:** The four land owners included in this study with holdings on Oahu are: Bishop Estate, Campbell Estate, Kaneohe Ranch and McCandless Estate.

**Size and valuation:** Lands on Oahu owned by these four owners totalled 129,736 acres. This is approximately a third of the total land area, or almost half of all land held privately on the island. The estimated market value of these lands was \$78,367,000: seven per cent of the value of all lands on Oahu and ten per cent of the value of all private lands. (See Table B-1.)

**Location:** The approximate locations of lands owned by these and other large land owners are shown in Map I.

**Land classification and use:** About 95 per cent of all their lands are classified as grazing, plantation, forest reserve and marginal lands. However, the major portion of the land owners' total land value is concentrated in residential, business and plantation lands. (See Table B-2.) The pattern of use to which these lands is put may be indicated in this manner:

Classification	Owner Used	Rented to Others	Not in Use
<b>By acreage (%)</b>			
Residential .....	*	72	28
Business .....	1	85	14
Grazing .....	3	82	15
Plantation .....	--	99	1
Other Farm .....	--	93	7
Forest Reserve...	23	77	--
Other Usable .....	7	87	6
Marginal .....	--	55	45
All Lands .....	8	83	9
<b>By valuation (%)</b>			
Residential .....	*	95	5
Business .....	*	91	9
Grazing .....	4	69	27
Plantation .....	--	100	*
Other Farm .....	--	96	4
Forest Reserve ..	22	78	--
Other Usable .....	41	52	7
Marginal .....	--	39	61
All Lands .....	2	92	6

\*Less than 0.5 per cent.

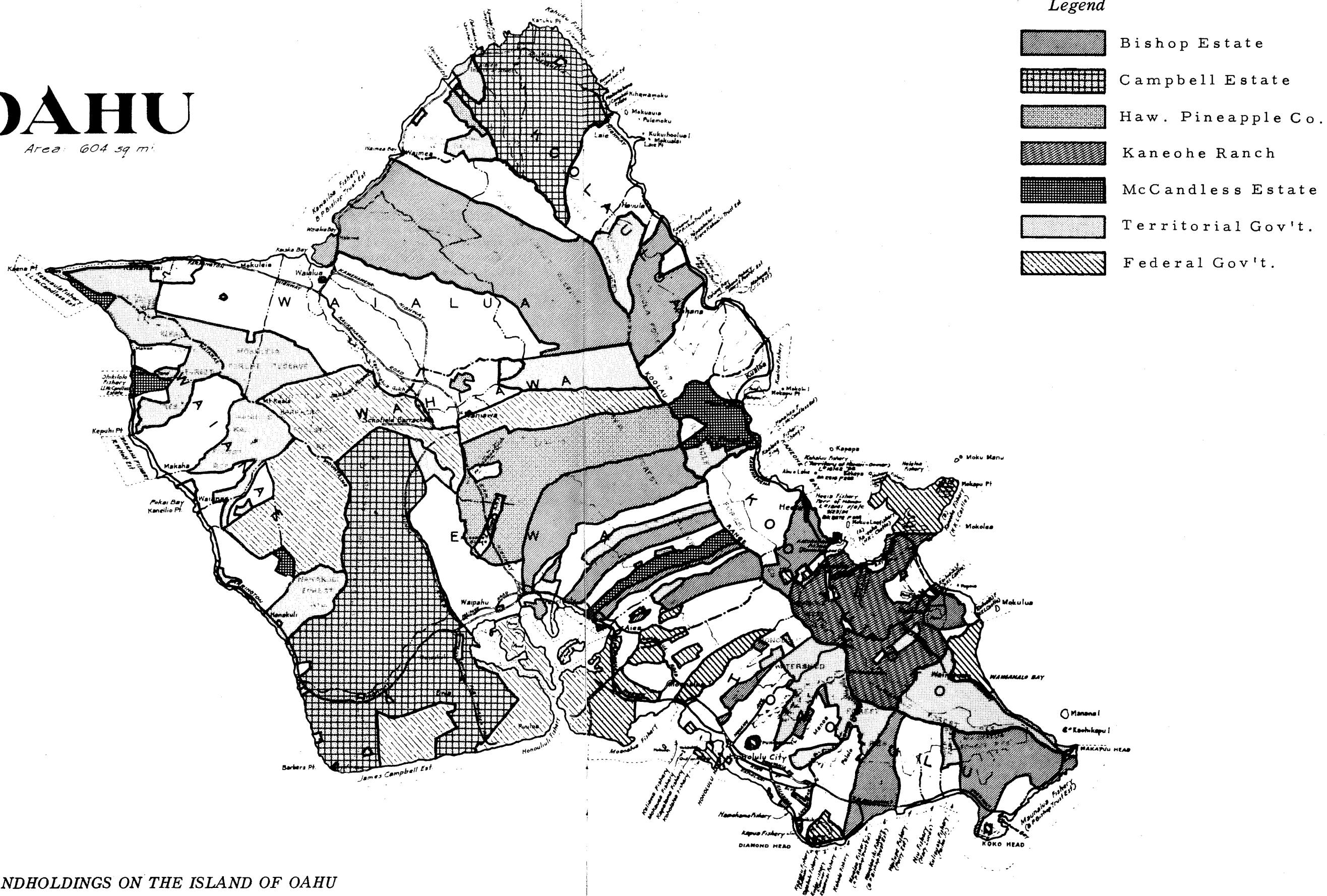
Note: In certain instances, land was classified according to its potential rather than its actual utilization.

Table B-1: RATIO OF HOLDINGS OF FOUR LARGE LAND OWNERS TO TOTAL LANDS ON OAHU, 1955

Land Owner	Lands of Four Owners		Ratio to Total Private Lands		Ratio to Total Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Bishop Estate .....	60,284	\$52,284,000	22.0%	6.6%	15.6%	4.6%
Campbell Estate .....	51,270	15,125,000	18.7	1.9	13.3	1.3
Kaneohe Ranch .....	11,340	9,230,000	4.1	1.2	2.9	0.8
McCandless Estate .....	6,842	1,728,000	2.5	0.2	1.8	0.2
Total .....	129,736	\$78,367,000	47.3	9.9%	33.6%	6.9%

# OAHU

Area: 604 sq. mi.



Map I. LARGE LANDHOLDINGS ON THE ISLAND OF OAHU



An estimate of the relative importance of these holdings to all lands on Oahu by classification is made in Table B-3.

Land acquisition and sale: From 1945 through 1955, the four land owners purchased a total of 161 acres for approximately \$543,000 on Oahu and sold 5,119 acres for \$7,827,000. (See Table B-4.)

Houselots made available: Approximately 4,391 houselots were made available during the same period: 1,567 were sold and 3,024 were placed in use under leases, as the following table shows:

Owner	Sale	Lease	Total
Bishop Estate . . . . .	1,567*	1,354	2,721
Campbell Estate . . . .	--	93**	93
Kaneohe Ranch . . . . .	--	1,577	1,577
McCandless Estate	--	--	--
Total	1,567	3,024	4,391

\*Exclusive of 13 houselots made available during 1956.

\*\*Exclusive of some 124 houselots to be made available during 1956 and 1957.

Table B-2: CLASSIFICATION AND USE OF HOLDINGS OF FOUR LARGE LAND OWNERS\* ON OAHU, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%
Residential . . . . .	7	a	22	a	1,827	1.4	25,240	32.2	696	0.5	1,330	1.7	2,529	1.9	26,592	33.9
Business . . . . .	3	a	94	0.1	440	0.3	22,198	28.3	75	0.1	2,214	2.8	518	0.4	24,506	31.3
Grazing . . . . .	735	0.6	57	0.1	19,269	14.9	940	1.2	3,473	2.7	369	0.5	23,477	18.1	1,366	1.7
Plantation . . . . .	--	--	--	--	33,906	26.1	14,415	18.4	188	0.1	11	a	34,094	26.3	14,426	18.4
Other Farm . . . . .	--	--	--	--	6,075	4.7	6,105	7.8	447	0.3	227	0.3	6,522	5.0	6,332	8.1
Forest Reserve <sup>b</sup> . . . .	9,431	7.3	325	0.4	31,287	24.1	1,169	1.5	--	--	--	--	40,718	31.4	1,494	1.9
Other Usable . . . . .	678	0.5	1,434	1.8	8,301	6.4	1,813	2.3	573	0.4	241	0.3	9,552	7.4	3,489	4.5
Marginal . . . . .	--	--	--	--	6,758	5.2	63	0.1	5,567	4.3	100	0.1	12,326	9.5	163	0.2
Total . . . . .	10,854	8.4	1,932	2.5	107,863	83.1	71,943	91.8	11,019	8.5	4,492	5.7	129,736	100.0	78,367	100.0

\*The Bernice P. Bishop Estate, the Estate of James Campbell, Kaneohe Ranch and L. L. McCandless Estate.

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table B-3: RELATIVE PORTION OF TOTAL LANDS ON OAHU, BY CLASSIFICATION, OWNED BY FOUR LARGE LAND OWNERS,\* 1955

Classification	Total Lands <sup>a</sup>		Holdings of Four Large Land Owners		Ratio of Holdings of Four Large Land Owners to Total Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Residential . . . . .	26,378	\$ 419,625,000	1,833	\$ 25,262,000	7.0%	6.0%
Business . . . . .	5,507	213,441,000	443	22,292,000	8.0	10.4
Plantation . . . . .	58,957	36,901,000	33,906	14,415,000	57.5	39.1
Other Agricultural <sup>b</sup> . . . .	65,227	11,164,000	26,079	7,102,000	40.0	63.6
Forest Reserve . . . . .	116,999	3,022,000	40,718	1,494,000	34.8	49.4
Other Usable . . . . .	66,641 <sup>c</sup>	357,102,000 <sup>c</sup>	8,979	3,248,000	13.5	0.9
Marginal . . . . .	14,925	1,533,000	6,759	62,000	45.3	4.0
Vacant . . . . .	31,925	106,452,000	11,019	4,492,000	14.1	4.2
Total . . . . .	386,560	\$ 1,149,242,000	129,736	\$ 78,367,000	33.6%	6.8%

\*The Bernice P. Bishop Estate, the Estate of James Campbell, Kaneohe Ranch, and L. L. McCandless Estate.

<sup>a</sup>Estimated by the territorial Department of the Tax Commissioner.

<sup>b</sup>Combines the classifications "grazing" and "other farm" used in previous tables.

<sup>c</sup>Includes military lands of 54,571 acres valued at \$207,928.

Table B-4: ACQUISITION AND SALE OF OAHU LANDS BY FOUR LARGE LAND OWNERS, 1945-1955

Land Owners	Acquisition of Land		Sale of Land	
	Acres	Value Paid	Acres	Value Received
Bishop Estate . . . . .	90.1	\$ 237,000	3,173.7	\$ 5,093,000
Campbell Estate . . . . .	2.0	76,000	422.0	113,000
Kaneohe Ranch . . . . .	--	--	1,356.0	1,675,000
McCandless Estate . . . .	68.9	230,000	167.2	947,000
Total . . . . .	161.0	\$ 543,000	5,118.9	\$ 7,828,000

**LANDS OF FOUR LARGE LAND OWNERS  
ON THE ISLAND OF HAWAII**

Land owners: The four land owners included in this study with holdings on Hawaii are: the Bishop Estate, Campbell Estate, W. H. Greenwell, Limited and the McCandless Estate.

Size and valuation: Lands owned by these four land owners amounted to 359,657 acres, an area equivalent to 14 per cent of Hawaii's surface or slightly more than a fourth of all privately held land on the island. The estimated market value of these lands was \$ 5,428,000: five per cent of the value of total lands and seven per cent of all private acreages. (See Table B-5.)

Location: The approximate locations of lands owned by these and other large land owners are shown on Map II.

Land classification and use: Nearly all of the acreages on Hawaii owned by these four land owners are classified as grazing, forest reserve and marginal lands. Areas not in use amount to five per cent of total lands and nine per cent of total valuation. Slightly more than three-fourths of these lands are rented to others. (See Table B-6.)

Classification	Owner Used	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	15	59	26
Business .....	2	36	62
Grazing .....	17	82	1
Plantation .....	--	100	--
Other Farm .....	--	68	32
Forest Reserve ..	44	56	--
Other Usable ....	--	60	40
Marginal .....	--	<u>77</u>	<u>23</u>
All Lands .....	17	78	5
<u>By valuation (%)</u>			
Residential .....	10	62	28
Business .....	1	67	32
Grazing .....	46	53	1
Plantation .....	--	100	--
Other Farm .....	--	97	3
Forest Reserve ..	45	55	--
Other Usable ....	--	89	11
Marginal .....	--	<u>57</u>	<u>43</u>
All Lands .....	14	77	9

Note: In certain instances, land was classified according to its potential rather than its present utilization.

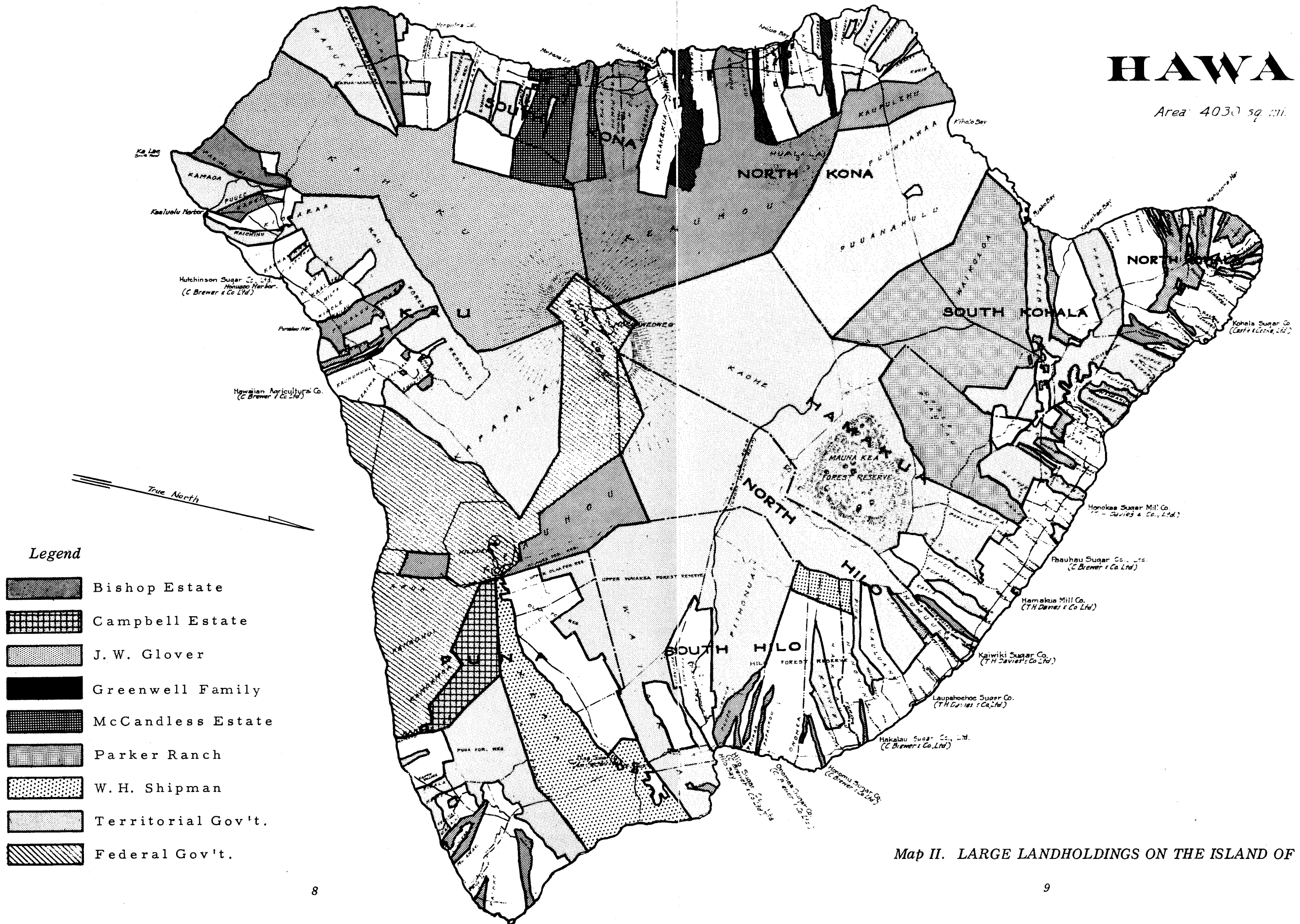
Table B-5: RATIO OF HOLDINGS OF FOUR LARGE LAND OWNERS TO TOTAL LANDS ON HAWAII, 1955

Land Owner	<u>Lands of Four Owners</u>		<u>Ratio to Total Private Lands</u>		<u>Ratio to Total Lands</u>	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Bishop Estate .....	291,185	\$ 4,449,000	20.9%	5.6%	11.3%	4.2%
Campbell Estate ....	24,877	33,000	1.8	*	1.0	*
Greenwell Limited ..	12,335	776,000	0.9	1.0	0.5	0.7
McCandless Estate ..	31,260	170,000	2.2	0.2	1.2	0.2
Total .....	359,657	\$ 5,428,000	25.9%	6.8%	13.9%	5.1%

\*Less than 0.05 per cent.

# HAWAII

Area 4030 sq. mi.



The relative portion of lands owned in selected categories held by these four land owners on Hawaii is presented below.

Classification	Total acres on Hawaii	Acres of four land owners	Ratio: four to total
Grazing .....	1,040,000	237,814	23%
Plantation .....	101,694	8,501	8%
Forest Reserve	567,000	42,969	8%

Source: Total acreage derived from the most recent data available--Agricultural Extension Service, 1953 Statistics of Hawaiian Agriculture, p. 9.

Acquisition and sale of land: From 1945 through 1955, these land owners acquired a total of 3,304 acres by purchase and exchange, and they sold 2,764 acres for \$160,000. (See Table B-7.)

Houselots made available: Approximately 170 houselots were developed during the same period --83 by sale and 87 by lease.

Owner	Sale	Lease	Total
Bishop Estate .....	83	30	113
Campbell Estate ...	--	--	--
Greenwell, Limited	--	57	57
McCandless Estate..	--	--	--
Total.....	83	87	170

Table B-6: CLASSIFICATION AND USE OF HOLDINGS OF FOUR LARGE LAND OWNERS\* ON HAWAII, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential.....	34	a	41	0.8	135	a	248	4.6	59	a	111	2.0	228	0.1	399	7.4
Business.....	1	a	10	0.2	20	a	666	12.3	34	a	320	5.9	55	a	996	18.4
Grazing .....	41,114	11.4	672	12.4	195,535	54.4	765	14.1	1,165	0.3	16	0.3	237,814	66.1	1,453	26.8
Plantation .....	--	--	--	--	8,501	2.4	1,837	33.8	--	--	--	--	8,501	2.4	1,837	33.8
Other Farm .....	--	--	--	--	4,420	1.2	475	8.8	2,085	0.6	14	0.3	6,505	1.8	488	9.0
Forest Reserve <sup>b</sup>	18,935	5.3	34	0.6	24,034	6.7	41	0.8	--	--	--	--	42,969	11.9	75	1.4
Other Usable.....	--	--	--	--	378	0.1	82	1.5	257	0.1	10	0.2	635	0.2	92	1.7
Marginal.....	--	--	--	--	48,240	13.4	50	0.9	14,711	4.1	37	0.7	62,951	17.5	87	1.6
Total.....	60,084	16.7	757	13.9	281,263	78.2	4,164	76.7	18,311	5.1	508	9.4	359,657	100.0	5,428	100.0

\*The Bernice P. Bishop Estate, the Estate of James Campbell, W. H. Greenwell, Limited, and L. L. McCandless Estate.

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table B-7: ACQUISITION AND SALE OF HAWAII LANDS BY FOUR LARGE LAND OWNERS, 1945-1955

Land Owners	Acquisition of Land		Sale of Land	
	Acres	Value Paid	Acres	Value Received
Bishop Estate .....	1,942.2	\$ 5,000	1,468.0	\$110,000
Campbell Estate .....	--	--	1,120.0	3,000
Greenwell Limited .....	1,199.4	30,000	15.2	26,000
McCandless Estate .....	162.7	19,000	160.6	21,000
Total .....	3,304.3	\$54,000	2,763.8	\$160,000

# LANDS OF TWO LARGE LAND OWNERS ON THE ISLANDS OF MAUI AND MOLOKAI

**Land owners:** Only two of the land owners included in this study own lands on Maui and Molokai. They are the Bishop and Campbell estates.

**Size and valuation:** Lands owned by these estates on Maui and Molokai totalled 13,014 acres with an estimated market value of \$465,000.

**Location:** The approximate locations of the lands owned by these estates and other large land owners are shown on Map III.

**Land classification and use:** Grazing, plantation and forest reserve lands account for most of the acreages and land values of the two estates. Nearly all of their lands are either rented to others or are maintained by the estates as forest

reserves. (See Table B-9.) The pattern to which these lands are used follows:

Classification	Owner Used	Rented to Others	Not in Use
<b>By acreage (%)</b>			
Other Farm . . . .	--	97	3
Forest Reserve	52	48	--
Other Usable . . .	--	88	12
<b>By valuation (%)</b>			
Other Farm . . . .	--	90	10
Forest Reserve	50	50	--
Other Usable . . . .	--	100	*

\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its actual utilization.

Table B-8: RATIO OF HOLDINGS OF TWO LARGE LAND OWNERS TO TOTAL LANDS ON MAUI AND MOLOKAI, 1955

Land Owner	Lands of Two Owners		Ratio to Total Private Lands		Ratio to Total Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Bishop Estate . . . . .	7,262	\$394,000	1.5%	0.6%	1.0%	0.5%
Campbell Estate . . . .	5,752	71,000	1.2	0.1	0.8	0.1
Total . . . . .	13,014	\$465,000	2.7%	0.7%	1.7%	0.6%

Table B-9: CLASSIFICATION AND USE OF HOLDINGS OF TWO LARGE LAND OWNERS\* ON MAUI AND MOLOKAI, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential . . . . .	--	--	--	--	2	a	6	1.3	--	--	--	--	2	a	6	1.3
Business . . . . .	--	--	--	--	4	a	15	3.2	--	--	--	--	4	a	15	3.2
Grazing . . . . .	--	--	--	--	8,768	67.4	119	25.5	--	--	--	--	8,768	67.4	119	25.5
Plantation . . . . .	--	--	--	--	1,194	9.2	302	64.8	--	--	--	--	1,194	9.2	302	64.8
Other Farm . . . . .	--	--	--	--	208	1.6	9	1.9	7	0.1	1	0.2	215	1.7	10	2.1
Forest Reserve <sup>c</sup>	1,385	10.6	2	0.4	1,290	9.9	2	0.4	--	--	--	--	2,675	20.6	4	0.9
Other Usable . . . .	--	--	--	--	84	0.6	10	2.1	12	0.1	b	a	96	0.7	10	2.1
Marginal . . . . .	--	--	--	--	61	0.5	b	a	--	--	--	--	61	0.5	b	a
Total . . . . .	1,385	10.6	2	0.4	11,611	89.2	463	99.4	19	0.2	1	0.2	13,014	100.0	465	100.0

\*The Bernice P. Bishop Estate and the Estate of James Campbell.

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Less than \$500.

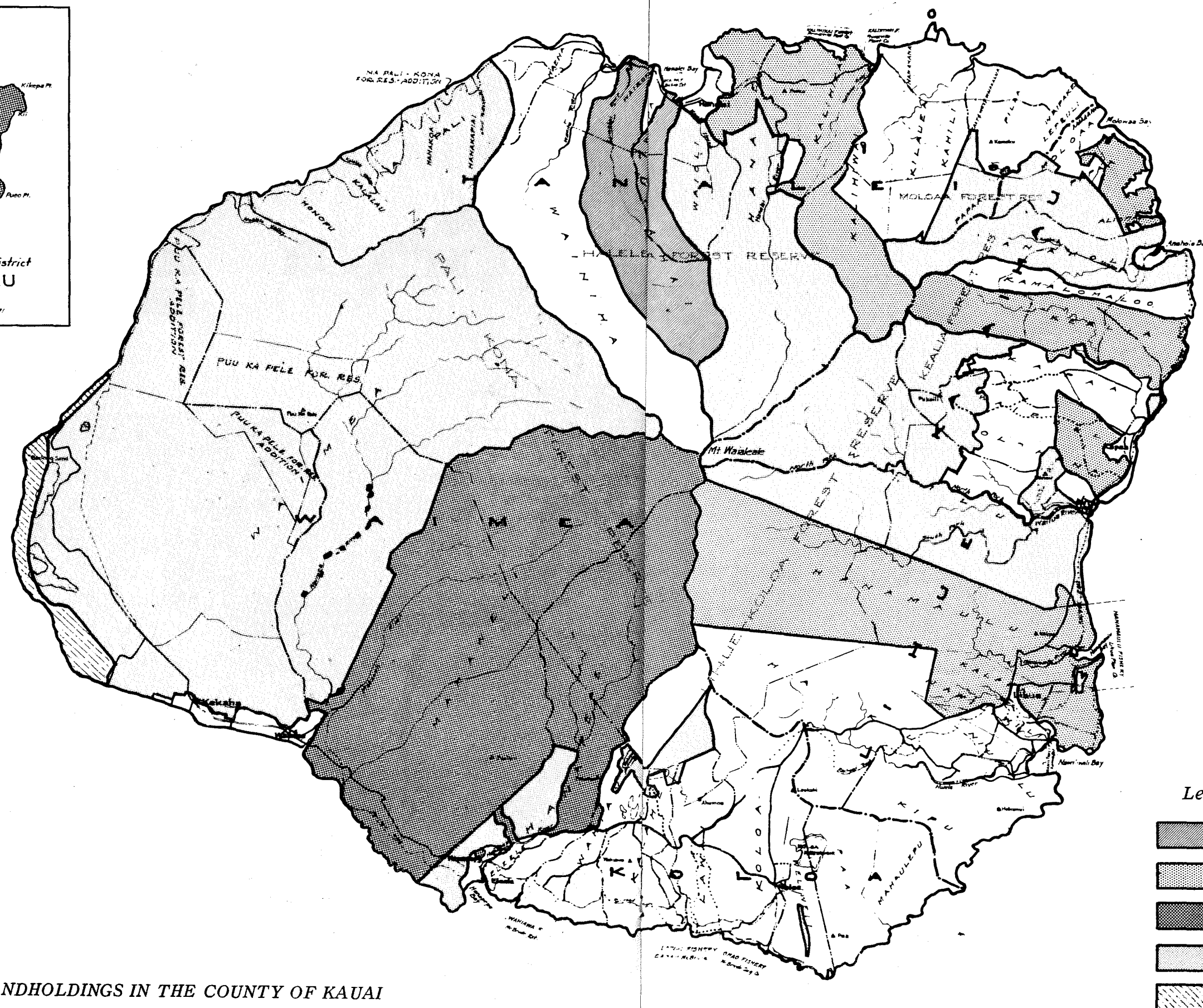
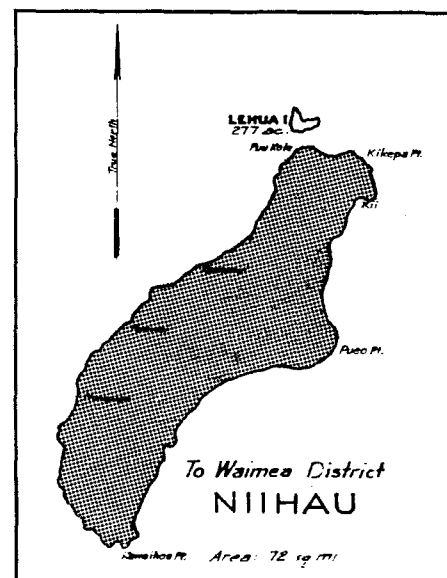
<sup>c</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.





Area: 555 sq. mi.



Map IV. LARGE LANDHOLDINGS IN THE COUNTY OF KAUAI

**LANDS OF TWO LARGE LAND OWNERS  
ON THE ISLANDS OF KAUAI AND NIIHAU**

**Land owners:** The two land owners included in this study with lands on Kauai and Niihau are the Bishop Estate and the Robinson Family.

**Size and valuation:** Lands owned by these two land owners totalled 108,027 acres--slightly more than a fourth of all lands in Kauai County and nearly half of all private acreages in the county. The estimated market value of these lands was \$5,010,000. (See Table B-10.)

**Location:** The approximate locations of lands owned by the Bishop Estate and the Robinson Family as well as other large land owners are shown on Map IV.

**Land classification:** Lands owned by these two land holding units by classification is shown below. Three-fourths of the acreages are either grazing or economically marginal lands. However, approximately 85 per cent of the land values are accounted for by plantation lands.

Classification	Lands		Est. Market Value	
	Acres	%	\$ 000	%
Residential.....	22	*	7	0.1
Business .....	25	*	65	1.3
Grazing .....	69,403	64.2	422	8.4
Plantation .....	6,297	5.8	4,236	84.6
Other Farm ...	471	0.4	71	1.4
Forest Reserve	17,332	16.0	27	0.5
Other Usable...	217	0.2	134	2.7
Marginal .....	14,252	13.2	24	0.5
All Lands** ..	108,027	100.0	5,010	100.0

\*Less than 0.05 per cent.

\*\*Includes 9 acres of vacant and unimproved lands valued at \$25,000, not elsewhere classified.

The relative portion of lands owned by these lands owners to total Kauai lands in certain classifications is shown as follows:

Classification	Total acres in Kauai County	Acres of two land owners	Ratio: two to total
Grazing .....	165,000	69,403	42%
Plantation .....	53,067	6,297	12%
Forest Reserve	158,000	17,332	11%

**Source:** Total acreage derived from the most recent data available--Agricultural Extension Service, 1953 Statistics of Hawaiian Agriculture, p. 9.

Table B-10: RATIO OF HOLDINGS OF TWO LARGE LAND OWNERS TO TOTAL LANDS ON KAUAI AND NIIHAU, 1955

Land Owner	Lands of Two Owners		Ratio to Total Private Lands		Ratio to Total Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Bishop Estate .....	10,736	\$ 39,000	4.7%	0.1%	2.7%	0.1%
Robinson Family .....	97,291	4,971,000	42.2	15.7	24.2	10.5
Total .....	108,027	\$5,010,000	46.9%	15.8%	26.9%	10.6%



## Part C. INDIVIDUAL HOLDINGS OF LARGE LAND OWNERS

### BERNICE P. BISHOP ESTATE (As of June 30, 1955)<sup>1</sup>

#### Bishop Estate Lands in the Territory

**Legal status:** The Bernice Pauahi Bishop Estate is a perpetual trust whose sole beneficiaries are the Kamehameha Schools for Hawaiian children. Mrs. Bishop, last of the direct Kamehameha line, left an estate which was valued at about \$300,000 at the time of her death in 1884 and which consisted chiefly of lands on the five principal islands of the Territory. Under the provisions of her will, five trustees, appointed by the territorial Supreme Court, administer the endowment to provide educational opportunities for Hawaiian youth.

**Size and valuation:** The land area owned by the Bishop Estate totalled some 369,467 acres, or approximately 577 square miles. The market value of these lands, as estimated by the territorial Department of the Tax Commissioner, was \$57,200,000.

The extensiveness of the Estate's holdings can be illustrated by the following comparisons:

The Estate accounts for nearly 16 per cent of all lands privately held in the Territory and nine per cent of the total land area of the Territory. (See Table A-2.)

If the Estate's holdings were physically consolidated, they would be slightly larger than the entire island of Kauai, or slightly smaller than the island of Oahu.

**Location:** Lands owned by the Bishop Estate are located on five islands: Oahu, Hawaii, Maui, Molokai and Kauai. However, 95 per cent of the Estate's lands and 99 per cent of their aggregate market value are concentrated on Oahu and Hawaii. The relative portion of the Estate's lands in each classification by islands follows:

Classification	Maui &			
	Oahu	Hawaii	Molokai	Kauai
<b>By acreage (%)</b>				
Residential . . . .	86	13	*	1
Business . . . . .	81	19	*	--
Grazing . . . . .	2	95	2	1
Plantation . . . . .	50	44	6	--
Other Farm . . . .	39	57	2	2
Forest Reserve . .	36	52	3	9
Other Usable . . .	88	10	2	*
Marginal . . . . .	10	89	*	1
All Lands . . . .	16	79	2	3
<b>By valuation (%)</b>				
Residential . . . .	99	1	*	*
Business . . . . .	95	5	*	--
Grazing . . . . .	32	62	5	1
Plantation . . . . .	68	27	4	--
Other Farm . . . .	92	8	*	*
Forest Reserve . .	92	6	*	1
Other Usable . . .	97	3	*	*
Marginal . . . . .	48	50	*	3
All Lands . . . .	92	8	1	*

\*Less than 0.5 per cent.

Note: Totals do not necessarily add to 100 per cent due to rounding of percentages.

1. "Land acquisition and sale" and "Houselots made available" sections include 1956 data.

**Land classification and use:** Approximately 90 per cent of the land area owned by the Bishop

Table C-1: CLASSIFICATION AND USE OF BISHOP ESTATE HOLDINGS THROUGHOUT TERRITORY, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%
Residential . . . . .	--	--	--	--	760	0.2	17,736	31.0	633	0.2	1,177	2.1	1,393	0.4	18,913	33.1
Business . . . . .	1	a	89	0.2	192	0.1	18,030	31.5	85	a	2,077	3.6	278	0.1	20,196	35.3
Grazing . . . . .	--	--	--	--	190,272	51.5	961	1.7	3,614	1.0	263	0.5	193,886	52.5	1,224	2.1
Plantation . . . . .	--	--	--	--	19,391	5.3	6,795	11.9	1	a	b	a	19,392	5.3	6,795	11.9
Other Farm . . . . .	--	--	--	--	8,495	2.3	5,271	9.2	2,228	0.6	195	0.3	10,723	2.9	5,465	9.6
Forest Reserve <sup>c</sup> . .	34,237	9.3	311	0.5	48,282	13.1	880	1.5	--	--	--	--	82,519	22.3	1,191	2.1
Other Usable . . . .	678	0.2	1,434	2.5	4,767	1.3	1,712	3.0	651	0.2	132	0.2	6,096	1.7	3,278	5.7
Marginal . . . . .	--	--	--	--	54,031	14.6	84	0.2	1,149	0.3	21	a	55,180	14.9	105	0.2
Total . . . . .	34,916	9.5	1,834	3.2	326,191	88.3	51,468	90.0	8,361	2.3	3,865	6.8	369,467	100.0	57,166	100.0

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Less than \$500.

<sup>c</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Estate is classified as grazing, forest reserve and economically marginal lands. On the other hand, 90 per cent of the valuation of the Estate's lands is accounted for by lands in three other classifications--residential, business and plantation. (See Table C-1.) Its pattern of land usage is shown in the following table.

Classification	Used by Estate	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	--	55	45
Business .....	*	69	31
Grazing .....	--	98	2
Plantation .....	--	100	*
Other Farm .....	--	79	21
Forest Reserve	41	59	--
Other Usable....	11	78	11
Marginal .....	--	<u>98</u>	<u>2</u>
All Lands .....	10	88	2
<u>By valuation (%)</u>			
Residential .....	--	94	6
Business .....	*	89	10
Grazing .....	--	78	22
Plantation .....	--	100	*
Other Farm .....	--	96	4
Forest Reserve	26	74	--
Other Usable ...	44	52	4
Marginal .....	--	<u>80</u>	<u>20</u>
All Lands .....	3	90	7

\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: Approximately 2,032 acres were acquired by the Bishop Estate from 1945 through 1956 at a cost of \$243,000. During the same period, the Estate sold 4,642 acres for \$5,202,000.

Houselots made available: Between 1945 and 1956 the Estate made 3,047 houselots available--1,663 by sale and 1,384 by long-term leases.

Development plans: As of January 1957, the trustees of the Estate planned to make an estimated 2,103 residential lots available between 1957 and 1961 on Oahu, in the areas of Waialae, Maunaloa, Kapalama and Heeia. Projects for the development of an additional 3,897 lots were in reserve, their activation to depend on market demand.

Assets other than lands: In its 1956 report to the First Circuit Court, the trustees of the Bishop Estate noted that its assets (as of June 30, 1955), in addition to land, consisted of \$8,082,000 in buildings and other improvements to land; \$2,831,000 in cash, stocks and bonds; and \$2,133,000 of other assets.

### *Bishop Estate Lands on the Island of Oahu*

Size and valuation: Bishop Estate lands on Oahu amounted to some 60,284 acres with an estimated market value of \$52,300,000. These holdings account for 16 per cent of the Estate's total acreage in the Territory and 92 per cent of its land value.

Oahu lands owned by the Bishop Estate are approximately 22 per cent of all private lands and 15 per cent of total lands on Oahu. (See Table B-1.)

Location: Oahu lands owned by the Bishop Estate are located in the districts of Ewa, Honolulu, Koolauloa, Koolaupoko and Waialua. (See Map I.)

Land classification and use: Four-fifths of the Estate's Oahu lands are rented to others. Lands utilized directly by the Estate include an administration building, the Kamehameha Schools

Table C-2: CLASSIFICATION AND USE OF BISHOP ESTATE HOLDINGS ON OAHU, 1955

Classification	Owner Used				Rented To Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%
Residential .....	--	--	--	--	630	1.1	17,583	33.6	575	1.0	1,066	2.0	1,204	2.0	18,650	35.7
Business .....	1	a	89	0.2	173	0.3	17,382	33.3	51	0.1	1,757	3.4	225	0.4	19,228	36.8
Grazing .....	--	--	--	--	1,954	3.2	145	0.3	2,449	4.1	247	0.5	4,403	7.3	392	0.8
Plantation .....	--	--	--	--	9,696	16.1	4,656	8.9	1	a	b	a	9,697	16.1	4,656	8.9
Other Farm .....	--	--	--	--	3,958	6.6	4,851	9.3	186	0.3	182	0.4	4,144	6.9	5,033	9.6
Forest Reserve <sup>c</sup>	6,937	11.5	263	0.5	22,958	38.1	837	1.6	--	--	--	--	29,895	49.6	1,100	2.1
Other Usable....	678	1.1	1,434	2.7	4,303	7.1	1,619	3.1	382	0.6	122	0.2	5,363	8.9	3,175	6.1
Marginal .....	--	--	--	--	4,874	8.1	31	0.1	478	0.8	19	a	5,353	8.9	50	0.1
Total .....	7,616	12.6	1,786	3.4	48,546	80.5	47,104	90.1	4,122	6.8	3,393	6.5	60,284	100.0	52,284	100.0

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Less than \$500.

<sup>c</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

and several thousand acres of forest reserves. The Estate's lands not in use accounted for seven per cent of its total Oahu acreage and a similar percentage of its total land value. (See Table C-2) The relative importance of these lands is presented in the following table:

Classification	Used by Estate	Rented to Others	Not in Use
<b>By acreage (%)</b>			
Residential .....	--	52	48
Business .....	*	77	23
Grazing .....	--	44	56
Plantation .....	--	100	*
Other Farm ....	--	96	4
Forest Reserve	23	77	--
Other Usable ...	13	80	7
Marginal .....	--	91	9
All Lands .....	13	80	7
<b>By valuation (%)</b>			
Residential .....	--	94	6
Business .....	1	90	9
Grazing .....	--	37	63
Plantation .....	--	100	*
Other Farm ....	--	96	4
Forest Reserve	24	76	--
Other Usable....	45	51	4
Marginal .....	--	62	38
All Lands .....	3	90	7

\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its present utilization.

The relative portion of the Estate's Oahu lands to total lands on the island is shown in Table C-3.

**Land acquisition and sale:** Lands sold by the Bishop Estate from 1945 through 1956 totalled 3,309 acres, the value received slightly exceed-

\$7,000,000. Only 90 acres were purchased during the same period, for approximately \$237,000.

**Houselots made available:** During the years 1945 through 1956, the Bishop Estate made available an estimated 2,934 houselots--1,580 by sale and 1,354 by lease. During the biennium ending December 31, 1956 it completed subdivisions in the Waialae-Kahala, Kawaihoa Beach, Maunalua Beach and Aina Koa areas, placing in use 838 residential lots. Excepting for 333 fee simple houselots in Aina Koa, these properties were all offered under long-term leases. In addition, the Estate in 1956 sold to developers an 80-acre tract in upper Manoa Valley on which the Estate estimates 336 home sites should be available in 1957.

### *Bishop Estate Lands on the Island of Hawaii*

**Size and valuation:** Hawaii lands owned by the Bishop Estate totalled 291,185 acres--approximately four-fifths of its holdings throughout the Territory. This area is equivalent to a fifth of all private acreages on Hawaii. The estimated market value of the Estate's Hawaii lands was \$4,500,000, or six per cent of the aggregate value of all private acreages. (See Table B-5.)

**Location:** The Bishop Estate lands on Hawaii are located in the districts of Kau, Puna, North Kona, South Kona, North Kohala, Hamakua, North Hilo and South Hilo. (See Map II.)

**Land classification and use:** The average value of Bishop Estate lands on Hawaii approximated \$15 per acre in 1955--compared with \$867 on Oahu. Relatively small areas of business, residential, plantation and farm lands comprise 80 per cent of the Estate's land values on Hawaii. Grazing, forest and economically marginal land, including some of the barren slopes of Mauna Loa, aggregate 95 per cent of the Estate's land area on Hawaii, but only 20 per cent of its value. (See Table C-4.)

Table C-3: RELATIVE PORTION OF TOTAL LANDS ON OAHU, BY CLASSIFICATION, OWNED BY BISHOP ESTATE, 1955

Classification	Total Lands <sup>a</sup>		Bishop Estate Holdings		Ratio of Bishop Estate Holdings to Total Lands	
	Acres	Est. Market Value	Acres	Est. Market Value	Acres	Est. Market Value
Residential .....	26,378	\$ 419,625,000	629	\$ 17,584,000	2.4%	4.2%
Business .....	5,507	213,441,000	174	17,471,000	3.2	8.2
Plantation .....	58,957	36,901,000	9,696	4,656,000	16.5	12.6
Other Agricultural <sup>b</sup> ...	65,227	11,164,000	5,912	4,996,000	9.1	44.8
Forest Reserve .....	116,999	3,022,000	29,895	1,100,000	25.6	36.4
Other Usable.....	66,641 <sup>c</sup>	357,102,000 <sup>c</sup>	4,981	3,053,000	7.5	0.9
Marginal .....	14,925	1,533,000	4,875	31,000	32.7	2.0
Vacant .....	31,925	106,452,000	4,122	3,393,000	12.9	3.2
Total .....	386,560	\$1,149,242,000	60,284	\$ 52,284,000	15.6%	4.6%

<sup>a</sup>Estimated by the territorial Department of the Tax Commissioner.

<sup>b</sup>Combines the classifications "grazing" and "other farm" used in previous tables.

<sup>c</sup>Includes military lands of 54,571 acres valued at \$207,928.

Table C-4: CLASSIFICATION AND USE OF BISHOP ESTATE HOLDINGS ON HAWAII, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Land		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential.....	--	--	--	--	121	a	146	3.3	59	a	111	2.5	180	0.1	256	5.8
Business.....	--	--	--	--	18	a	643	14.4	34	a	320	7.2	52	a	963	21.6
Grazing.....	--	--	--	--	182,660	62.7	749	16.8	1,165	0.4	16	0.4	183,825	63.1	765	17.2
Plantation.....	--	--	--	--	8,501	2.9	1,837	41.3	--	--	--	--	8,501	2.9	1,837	41.3
Other Farm.....	--	--	--	--	4,078	1.4	397	8.9	2,035	0.7	12	0.3	6,113	2.1	408	9.2
Forest Reserve <sup>b</sup>	18,935	6.5	34	0.8	24,034	8.3	41	0.9	--	--	--	--	42,969	14.8	75	1.7
Other Usable....	--	--	--	--	378	0.1	82	1.9	257	0.1	10	0.2	635	0.2	92	2.1
Marginal.....	--	--	--	--	48,240	16.6	50	1.1	671	0.2	2	a	48,911	16.8	52	1.1
Total.....	18,935	6.5	34	0.8	268,030	92.1	3,945	88.6	4,221	1.4	471	10.6	291,185	100.0	4,449	100.0

<sup>a</sup>Less than 0.05 per cent.<sup>b</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table C-5: CLASSIFICATION AND USE OF BISHOP ESTATE HOLDINGS ON MAUI AND MOLOKAI, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential.....	--	--	--	--	2	a	6	1.3	--	--	--	--	2	a	6	1.3
Business.....	--	--	--	--	1	a	5	1.3	--	--	--	--	1	a	5	1.3
Grazing.....	--	--	--	--	3,019	41.6	58	14.5	--	--	--	--	3,019	41.6	58	14.5
Plantation.....	--	--	--	--	1,194	16.4	302	76.7	--	--	--	--	1,194	16.4	302	76.7
Other Farm.....	--	--	--	--	208	2.9	9	2.3	7	0.1	1	0.3	215	3.0	10	2.5
Forest Reserve <sup>c</sup>	1,385	19.0	2	0.5	1,290	17.8	2	0.5	--	--	--	--	2,675	36.8	4	1.0
Other Usable....	--	--	--	--	84	1.2	10	2.5	12	0.2	b	a	96	1.3	10	2.5
Marginal.....	--	--	--	--	61	0.8	b	a	--	--	--	--	61	0.8	b	a
Total.....	1,385	19.0	2	0.5	5,858	80.7	391	99.1	19	0.3	1	0.3	7,262	100.0	394	100.0

<sup>a</sup>Less than 0.05 per cent.<sup>b</sup>Less than \$ 500.<sup>c</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table C-6: CLASSIFICATION AND USE OF BISHOP ESTATE HOLDINGS ON KAUAI, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential.....	--	--	--	--	7	0.1	1	2.6	--	--	--	--	7	0.1	1	2.6
Business.....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Grazing.....	--	--	--	--	2,640	24.6	9	23.1	--	--	--	--	2,640	24.6	9	23.1
Plantation.....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Other Farm.....	--	--	--	--	251	2.3	14	35.9	--	--	--	--	251	2.3	14	35.9
Forest Reserve <sup>b</sup>	6,980	65.0	12	30.8	--	--	--	--	--	--	--	--	6,980	65.0	12	30.8
Other Usable....	--	--	--	--	2	a	1	2.6	--	--	--	--	2	a	1	2.6
Marginal.....	--	--	--	--	857	8.0	3	7.7	--	--	--	--	857	8.0	3	7.7
Total.....	6,980	65.0	12	30.8	3,756	35.0	28	71.8	--	--	--	--	10,736	100.0	39	100.0

<sup>a</sup>Less than 0.05 per cent.<sup>b</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Only one per cent of the Estate's Hawaii acreages is not in use. However, these unused acreages comprise 11 per cent of the Estate's total land value on the island. Most of the value of unused lands is attributable to less than 100 acres of residential and business properties.

A percentage distribution of Hawaii lands owned by the Bishop Estate for each classification according to its use follows:

Classification	Used by Estate	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	--	51	49
Business .....	--	35	65
Grazing .....	--	99	1
Plantation .....	--	100	--
Other Farm ....	--	67	33
Forest Reserve	44	56	--
Other Usable ...	--	60	40
Marginal .....	--	<u>99</u>	<u>1</u>
All Lands .....	7	92	1
<u>By valuation (%)</u>			
Residential .....	--	57	43
Business .....	--	67	33
Grazing .....	--	98	2
Plantation .....	--	100	--
Other Farm ....	--	97	3
Forest Reserve	45	55	--
Other Usable ...	--	89	11
Marginal .....	--	<u>96</u>	<u>4</u>
All Lands .....	1	88	11

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: The Estate acquired by exchange of lands 1,258 acres during 1945 through 1956. Approximately 513 acres were sold during the same period. Some of these acres were exchanged for others. The Estate received for the remaining acreages \$112,000.

Houselots made available: From 1945 through 1956, 113 houselots were developed, of which 83 were sold and 30 were leased.

#### *Bishop Estate Lands in Maui County*

Size and valuation: Land owned by the Bishop Estate on Maui and Molokai totalled some 7,262 acres, with a market value estimated at \$394,000.

Location: The Estate's lands on Maui are located in the Lahaina District and its lands on Molokai are situated in the south central part of Molokai District. (See Map III.)

Land classification and use: Bishop Estate lands on Maui and Molokai which are classified as grazing, forest reserve and plantation lands comprise 95 per cent of the Estate's entire acreage on these islands and 92 per cent of its land values. Only three acres are considered usable for residential or business purposes. Nearly all of the Estate's lands are either rented to others or are forest reserves maintained by the Estate. Only 0.3 per cent of the total acreage is not in use. (See Table C-5.)

Land acquisition and sale: During the period 1945 through 1956, no lands were bought or sold.

Houselots made available: No houselots were made available either by sale or lease during this same period. All of the few residential properties were under lease prior to 1945.

#### *Bishop Estate Lands on the Island of Kauai*

Size and valuation: Bishop Estate lands on Kauai consisted of 10,736 acres, with an estimated market value of \$39,000.

Location: The Estate owns a consolidated area in Lumahai, Hanalei District. (See Map IV.)

Land classification and use: Approximately three-fifths of the land area owned by the Bishop Estate on Kauai is being maintained as forest reserves. Grazing, economically marginal and other farm lands account for most of the remaining acreages.

All of the Estate's lands are either rented to others or maintained as forest reserves by the Estate. (See Table C-6.)

Land acquisition and sale: During the period 1945 through 1956, no lands were purchased or sold.

Houselots made available: No houselots were made available during this same period. All of the few residential properties were under lease prior to 1945.

**JAMES CAMPBELL ESTATE**  
(As of January 1, 1955)

*Campbell Estate Lands in the Territory*

Legal status: James Campbell died in 1900, leaving an estate for his heirs, consisting of the Ahupuaa of Honouliuli, realty in downtown Honolulu and at Kahuku plantation, plus less valuable properties on Hawaii and Maui. Two children of James Campbell still survive. The estate is administered by three court-appointed trustees. The trust instrument requires that rentals and other income of the estate be fully distributed to the beneficiaries.

Size and valuation: Lands owned by the Campbell Estate totalled 81,899 acres, or four per cent of all private acreages in the Territory. The estimated market value of the Estate's lands was \$15,300,000. (See Table A-2.)

Location: Campbell Estate lands are located on the islands of Oahu, Hawaii and Maui, but all of its residential, agricultural, forest reserve and other usable lands are on Oahu. The distribution of lands in the remaining classifications is presented in this table:

Classification	Oahu	Hawaii	Maui
<u>By acreage (%)</u>			
Business .....	96	--	4
Grazing .....	44	39	17
Marginal .....	<u>3</u>	<u>97</u>	<u>--</u>
All Lands .....	63	7	30
<u>By valuation (%)</u>			
Business .....	100	--	*
Grazing .....	86	3	11
Marginal .....	<u>56</u>	<u>44</u>	<u>--</u>
All Lands .....	99	1	*

\*Less than 0.5 per cent.

Land classification and use: The following four classifications, listed in order of their importance, account for 96 per cent of the Estate's total acreage: grazing, plantation, marginal and forest reserve. Plantation lands alone comprise nearly 65 per cent of the Estate's total land value. Residential and business properties account for almost a third of the total valuation. (See Table C-7.)

Approximately 84 per cent of the acreage owned by the Campbell Estate and 99 per cent of its total land valuation are rented to others. Sixteen per cent of its land area is unused, most of this portion being classified as economically marginal lands. A percentage distribution of all

lands owned by the Estate for each classification according to its use follows:

Classification	Used by Estate	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	--	89	11
Business .....	*	100	--
Grazing .....	--	99	1
Plantation .....	--	99	1
Other Farm ....	--	40	60
Forest Reserve	--	100	--
Other Usable ...	--	95	5
Marginal .....	<u>--</u>	<u>3</u>	<u>97</u>
All Lands .....	*	84	16
<u>By valuation (%)</u>			
Residential .....	--	98	2
Business .....	*	100	--
Grazing .....	--	94	6
Plantation .....	--	100	*
Other Farm ....	--	91	9
Forest Reserve	--	100	--
Other Usable ...	--	90	10
Marginal .....	<u>--</u>	<u>56</u>	<u>44</u>
All Lands .....	*	99	1

\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: During the period 1945 through 1955, the Campbell Estate acquired two acres of Oahu land at a cost of \$76,000. This excludes, however, several repurchases of Estate properties which had been sold to the military during World War II. Between 1945 and 1955 the Estate sold some 1,542 acres for approximately \$115,000. Most of these sales were under governmental condemnation proceedings.

Houselots made available: A total of 93 leaseholds were made available by the Estate on Oahu during 1945 through 1955. The Estate estimates that during 1956 and 1957 an additional 124 houselots will have been released, all as leaseholds.

Development plans: The trustees have developed plans for a recreational and resort area at Kahuku and for residential and beach lots and industrial areas at Ewa, under leasing arrangements. Providing adequate water supplies is critical for the latter plan.

Assets other than land: As of 1955, the Estate reported owning buildings and other improvements to land with an assessed value of \$3,394,000 and other assets (exclusive of land) of \$377,000.

## Campbell Estate Lands on the Island of Oahu

**Size and valuation:** Oahu lands owned by the Campbell Estate amounted to 51,270 acres. This area is equivalent to 19 per cent of all private land on Oahu. The estimated market value of the Estate's lands was \$15,125,000. (See Table B-1.)

**Location:** Campbell Estate lands are located in the districts of Ewa and Koolauloa. (See Map I.)

**Land classification and use:** Nearly half of the Estate's total acreage on Oahu is accounted for by plantation lands. Grazing and forest reserve lands take up most of the remaining acreage; however, in terms of value, 93 per cent of the Estate's land values consist of plantation, business and residential properties.

Almost all of the Estate's lands are rented to others. The area used directly by the Estate consists of an office space used by the Estate's management. Only two per cent of its total acreage is not in use. (See Table C-8.)

Table C-7: CLASSIFICATION AND USE OF THE ESTATE OF JAMES CAMPBELL HOLDINGS THROUGHOUT TERRITORY, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential.....	--	--	--	--	577	0.7	1,415	9.3	74	0.1	30	0.2	651	0.8	1,445	9.5
Business.....	a	--	--	--	70	0.1	2,906	19.1	--	--	--	--	70	0.1	2,906	19.1
Grazing .....	--	--	--	--	32,832	40.1	507	3.3	363	0.4	34	0.2	33,195	40.5	541	3.6
Plantation .....	--	--	--	--	24,100	29.4	9,702	63.7	187	0.2	11	0.1	24,287	29.7	9,713	63.8
Other Farm.....	--	--	--	--	148	0.2	145	1.0	218	0.3	14	0.1	366	0.4	159	1.0
Forest Reserve <sup>b</sup>	--	--	--	--	8,329	10.2	332	2.2	--	--	--	--	8,329	10.2	332	2.2
Other Usable....	--	--	--	--	2,526	3.1	85	0.6	125	0.2	9	0.1	2,651	3.2	94	0.6
Marginal .....	--	--	--	--	348	0.4	22	0.1	12,002	14.7	17	0.1	12,350	15.1	39	0.3
Total.....	a	--	--	--	68,930	84.2	15,114	99.2	12,969	15.8	115	0.8	81,899	100.0	15,229	100.0

<sup>a</sup>Only property in use by the estate is office space used by its management.

<sup>b</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category. Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table C-8: CLASSIFICATION AND USE OF THE ESTATE OF JAMES CAMPBELL HOLDINGS ON OAHU, 1955\*

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential.....	--	--	--	--	577	1.1	1,415	9.4	74	0.1	30	0.2	651	1.2	1,445	9.6
Business.....	a	--	--	--	67	0.1	2,896	19.1	--	--	--	--	67	0.1	2,896	19.1
Grazing .....	--	--	--	--	14,208	27.7	430	2.8	363	0.7	34	0.2	14,571	28.4	464	3.1
Plantation .....	--	--	--	--	24,100	47.0	9,702	64.1	187	0.4	11	0.1	24,287	47.4	9,713	64.2
Other Farm.....	--	--	--	--	148	0.3	145	1.0	218	0.4	14	0.1	366	0.7	159	1.1
Forest Reserve..	--	--	--	--	8,329	16.2	332	2.2	--	--	--	--	8,329	16.2	332	2.2
Other Usable....	--	--	--	--	2,526	4.9	85	0.6	125	0.2	9	0.1	2,651	5.2	94	0.6
Marginal.....	--	--	--	--	348	0.7	22	0.1	--	--	--	--	348	0.7	22	0.1
Total.....	a	--	--	--	50,303	98.1	15,026	99.3	967	1.9	99	0.7	51,270	100.0	15,125	100.0

\*See accompanying text for details of the Campbell Estate holdings on Hawaii and Maui.

<sup>a</sup>Only property in use by the estate is office space used by its management.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table C-9: RELATIVE PORTION OF TOTAL LANDS ON OAHU, BY CLASSIFICATION, OWNED BY THE ESTATE OF JAMES CAMPBELL, 1955

Classification	Total Lands <sup>a</sup>		Campbell Estate Holdings		Ratio of Campbell Estate Holdings to Total Lands	
	Est. Market Value		Est. Market Value		Est. Market Value	
	Acres	Value	Acres	Value	Acres	Value
Residential .....	26,378	\$ 419,625,000	577	\$ 1,415,000	2.2%	0.3%
Business .....	5,507	213,441,000	67	2,896,000	1.2	1.4
Plantation .....	58,957	36,901,000	24,100	9,702,000	40.9	26.3
Other Agricultural <sup>b</sup>	65,227	11,164,000	14,356	575,000	22.0	5.2
Forest Reserve .....	116,999	3,022,000	8,329	332,000	7.1	11.0
Other Usable.....	66,641 <sup>c</sup>	357,102,000 <sup>c</sup>	2,526	85,000	3.8	d
Marginal .....	14,925	1,533,000	348	22,000	2.3	1.4
Vacant .....	31,925	106,452,000	967	99,000	3.0	0.1
Total .....	386,560	\$1,149,242,000	51,125	\$15,125,000	13.2%	1.3%

<sup>a</sup>Estimated by the territorial Department of the Tax Commissioner.

<sup>b</sup>Combines the classifications "grazing" and "other farm" used in previous tables.

<sup>c</sup>Includes military lands of 54,571 acres valued at \$207,928.

<sup>d</sup>Less than 0.05 per cent.

It is estimated that the Campbell Estate's plantation lands account for 40 per cent of all Oahu lands used for that purpose and its other agricultural lands comprise 22 per cent of all Oahu lands in that classification. (See Table C-9.)

Sale of land: Approximately 422 acres were sold for \$113,000 between 1945 and 1955. All sales were due to condemnation by governmental authorities.

Land acquisition; houselots made available: (See above, under "Campbell Estate Lands in the Territory.")

#### *Campbell Estate Lands on the Island of Hawaii*

Size and valuation: The land area of Hawaii owned by the Campbell Estate amounted to some 24,877 or approximately two per cent of all private land on that island. However, the estimated market value of the Estate's lands was only \$33,000--an average of approximately \$1.33 per acre. (See Table B-5.)

Location: Campbell Estate holdings consist of a consolidated area in the district of Puna.

Land classification and use: The Estate's lands are divided almost evenly between grazing and economically marginal lands. All of the grazing lands are rented to others and all of the economically marginal lands were not in use in 1955.

Classification	Acres	Est. Market Value
Grazing .....	12,875	\$ 16,000
Marginal ....	12,002	17,000
Total.....	24,877	\$ 33,000

Land acquisition and sale: The Campbell Estate acquired no lands on Hawaii during 1945 through 1955. However, it sold 1,120 acres under an eminent domain proceeding still pending.

Houselots made available: No houselots were made available by sale or lease on Hawaii during the years 1945 through 1955.

#### *Campbell Estate Lands on the Island of Maui*

Size and valuation: Campbell Estate lands on Maui included some 5,752 acres which were estimated to have a market value of \$71,000.

Location: The Estate's lands are located in Hana, Lahaina, Makawao and Wailuku districts.

Land classification and use: Three acres are classified as business property. The remaining acreages are grazing lands. All of the Campbell Estate holdings on Maui are rented to others.

Classification	Acres	Est. Market Value
Business .....	3	\$ 10,000
Grazing .....	5,749	61,000
Total .....	5,752	\$ 71,000

Land acquisition and sale: No lands were acquired on Maui during 1945 through 1955. One acre was sold for approximately \$9,000.

#### *W. H. GREENWELL, LTD. LANDS ON THE ISLAND OF HAWAII (As of December 31, 1955)*

Legal status: W. H. Greenwell, Limited is a closed corporation owned entirely by the beneficiaries of the trust estate left by William Henry Greenwell. Lands owned by the corporation include all lands listed under W. H. Greenwell Estate, E. C. Greenwell, H. N. Greenwell and Maud A. Greenwell.

Size and valuation: The land area owned by W. H. Greenwell, Limited was approximately 12,335 acres with an estimated market value of \$776,000.

Location: The corporation's Hawaii lands are located in North and South Kona districts. It does not own lands on any other island.

Land classification and use: The major part of the land area is used by the corporation in its ranching business. It includes lands classified as residential, business and grazing. Lands rented to others, comprised largely of residential and other farm lands, account for most of the remaining lands. (See Table C-10.)



The following table shows the corporation's pattern of land usage:

Classification	Used by Corporation	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential ...	26	74	--
Business .....	33	67	--
Grazing .....	100	--	--
Other Farm...	--	<u>82</u>	<u>18</u>
All Lands ...	98	2	*
<u>By valuation (%)</u>			
Residential ...	26	74	--
Business .....	30	70	--
Grazing .....	100	--	--
Other Farm...	--	<u>97</u>	<u>3</u>
All Lands ...	74	26	*

\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: During 1945 through 1955, W. H. Greenwell, Limited acquired 1,199 acres for approximately \$30,000. The corporation is prohibited from selling any of its lands by terms stipulated in the will of William Henry Greenwell. However, in 1955, 15 acres were sold to the County of Hawaii in compliance with a court order.

Houselots made available: During 1945 through 1955, the corporation made 57 houselots available by lease arrangements. No houselots were sold in fee.

Management plans: Attorneys for the Greenwell Estate reported that the corporation plans to continue leasing its agricultural land for 20-year periods, the maximum period permitted under terms of the will.

Assets other than land: In addition to its lands, the corporation owns building and other improvements with an aggregate assessed value of \$99,000 as of December 31, 1955.

### KANEOHE RANCH LANDS ON THE ISLAND OF OAHU (As of December 31, 1955)

Legal status: The Kaneohe Ranch was incorporated in 1894 as an enterprise for profit. It is almost completely owned by Harold K. L. Castle, who holds more than 90 per cent of the shares.

Size and valuation: Lands owned by the Kaneohe Ranch consisted of 11,340 acres, or four per cent of all private lands on Oahu. The estimated value of its holdings was \$9,230,000.

Location: The contiguous land area owned by the Kaneohe Ranch is in the Koolaupoko District of windward Oahu. (See Map I.) Kaneohe Ranch does not hold lands on any other island.

Table C-10: CLASSIFICATION AND USE OF W. H. GREENWELL, LIMITED, HOLDINGS ON HAWAII, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%
Residential .....	5	*	36	4.6	14	0.1	102	13.1	--	--	--	--	19	0.2	138	17.7
Business .....	1	*	10	1.3	2	*	23	3.0	--	--	--	--	3	*	33	4.3
Grazing .....	12,028	97.5	527	67.9	--	--	--	--	--	--	--	--	12,028	97.5	527	67.9
Other Farm .....	--	--	--	--	235	1.9	76	9.8	50	0.4	2	0.3	285	2.3	78	10.1
Total .....	12,034	97.6	573	73.8	251	2.0	201	25.9	50	0.4	2	0.3	12,335	100.0	776	100.0

\*Less than 0.05 per cent.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Table C-11: CLASSIFICATION AND USE OF KANEOHE RANCH HOLDINGS ON OAHU, 1955

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%	Acres	%	\$000	%
Residential .....	7	0.1	22	0.2	615	5.4	6,189	67.1	47	0.4	234	2.5	669	5.9	6,445	69.8
Business .....	2	a	5	0.1	195	1.7	1,219	13.2	22	0.2	218	2.4	219	1.9	1,442	15.6
Grazing .....	--	--	--	--	2,967	26.2	335	3.6	661	5.8	88	1.0	3,628	32.0	423	4.6
Plantation .....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Other Farm .....	--	--	--	--	1,550	13.7	748	8.1	43	0.4	31	0.3	1,593	14.1	779	8.4
Forest Reserve <sup>b</sup>	2,494	22.0	62	0.7	--	--	--	--	--	--	--	--	2,494	22.0	62	0.7
Other Usable .....	--	--	--	--	33	0.3	61	0.7	--	--	--	--	33	0.3	61	0.7
Marginal .....	--	--	--	--	1,536	13.6	9	0.1	1,168	10.3	9	0.1	2,704	23.9	18	0.2
Total .....	2,503	22.1	89	1.0	6,896	60.8	8,561	92.8	1,941	17.1	580	6.3	11,340	100.0	9,230	100.0

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Forest reserves which are maintained by the estate are listed under "owner used," while forest reserves maintained by lessees are included in the "rented to others" category.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

Land classification and use: Most of the Ranch's acreage is comprised of grazing, marginal and forest reserve lands. However, four-fifths of its land values are accounted for by its residential and business properties. (See Table C-11.)

Approximately 17 per cent of the Ranch's acreage is not in use. The major part of these lands have been classified as economically marginal or grazing lands. The following table shows the pattern of land usage by the Ranch.

Classification	Used by Ranch	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	1	92	7
Business .....	1	89	10
Grazing .....	--	82	18
Other Farm .....	--	97	3
Forest Reserve ...	100	--	--
Other Usable .....	--	100	--
Marginal .....	--	57	43
All Lands .....	22	61	17
<u>By valuation (%)</u>			
Residential .....	*	96	4
Business .....	*	85	15
Grazing .....	--	79	21
Other Farm .....	--	96	4
Forest Reserve ...	100	--	--
Other Usable .....	--	100	--
Marginal .....	--	50	50
All Lands .....	1	93	6

\*Less than 0.5 per cent.

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: No lands were acquired from 1945 through 1955. However, the Ranch sold 1,356 acres for approximately \$1,675,000.

Houselots made available: A total of 1,577 houselots were made available during the 1945 through 1955 period, as leaseholds.

Development plans: The Ranch has made preliminary studies of water sources and of the utilization of swamp areas for water storage. It has negotiated an agreement with Mainland developers giving them the right to develop 10,000 acres of the Ranch's lands for 15 years, plus an undivided interest of one quarter in the same lands for 30 years.

Assets other than land: The tax assessment value of buildings and other improvements owned by the Kaneohe Ranch totalled \$91,000 in 1955. Investments and cash holdings have been estimated to be \$632,000.

## **LINCOLN LOY McCANDLESS ESTATE** (As of December 31, 1955)

### **McCandless Estate Lands in the Territory**

Legal status: Lincoln Loy McCandless died in 1940, leaving a trust estate for the primary benefit of his wife and daughter, with remainder interests in his daughter and grandchildren. The Estate is administered by three court-appointed trustees. Its management advises that the trust will be terminated in January 1959 or thereabouts.

Size and valuation: The L. L. McCandless Estate included 38,102 acres in all, with an estimated market value of \$1,900,000.

Location: The McCandless Estate owns lands on the islands of Hawaii and Oahu. Its Hawaii lands account for most of the Estate's total acreage while the major part of its land values is on Oahu. The relative portion of the Estate's lands on each island follows:

Classification	Oahu	Hawaii
<u>By acreage (%)</u>		
Residential .....	15	85
Business .....	100	--
Grazing .....	3	97
Plantation .....	100	--
Other Farm .....	80	20
Other Usable .....	100	--
Marginal .....	48	52
All Lands .....	18	82
<u>By valuation (%)</u>		
Residential .....	91	9
Business .....	100	--
Grazing .....	38	62
Plantation .....	100	--
Other Farm .....	99	1
Other Usable ...	100	--
Marginal .....	80	20
All Lands .....	91	9

Land classification and use: Approximately 94 per cent of the Estate's total acreages is classified as grazing and marginal lands. Less than 0.2 per cent of its total acreage is used or presently considered usable for residential and business purposes. However, these properties account for more than half of the Estate's total land value.

A ranch operated by the Estate utilizes more than three-fourths of its total acreage and a tenth of its total land value. Acreages rented to others account for only six per cent of the total. However, the value of these lands--including Oahu business and plantation lands--approximates two-thirds of the Estate's total valuation. About one-sixth of the total acreage (or one-fourth of the total valuation) is unused.

Classification	Used by Estate	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	85	15	--
Business.....	--	71	29
Grazing.....	99	1	--
Plantation .....	--	100	--
Other Farm .....	--	100	--
Other Usable.....	--	96	4
Marginal .....	--	--	100
All Lands .....	78	6	16
<u>By valuation (%)</u>			
Residential .....	9	91	--
Business.....	--	75	25
Grazing .....	87	13	--
Plantation.....	--	100	--
Other Farm.....	--	100	--
Other Usable.....	--	30	70
Marginal .....	--	--	100
All Lands .....	11	66	23

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: From 1945 through 1955, the McCandless Estate purchased 232 acres for \$248,000 and sold 328 acres for \$968,000.

Houselots made available: No houselots were made available by sale or lease during the same period. However, the Estate rents living accommodations to its ranch employees on Hawaii.

Development plans: The management indicated in 1956 that it planned to develop the Waikane-Waiahole farming areas for long-term leases, continue to develop cattle ranches and to consolidate non-contiguous lands now under short-term leases for more effective usage.

Assets other than land: In addition to its lands, the Estate owned buildings and other improvements with an aggregate assessed value of \$123,000, as of December 31, 1955.

#### *McCandless Estate Lands on the Island of Oahu*

Size and valuation: The McCandless Estate is the smallest, both in terms of acreages and valuations, of the four land owners included in this study with holdings on Oahu. Its lands included some 6,842 acres with an estimated market value of \$1,728,000.

Location: McCandless Estate lands are located in the districts of Ewa, Koolaupoko, Waianae and Waialua. (See Map I.)

Land classification and use: The Estate owns less than one per cent of the land on Oahu in each classification category of used lands. The Estate, however, accounts for 13 per cent of all unused properties on Oahu, nearly 60 per cent of the area owned by the McCandless Estate being reported as economically marginal lands, all of which were unused in 1955. Most of the remainder of the Estate's acreages is comprised of grazing and other farm lands.

Approximately 75 per cent of the Estate's total land value is in business and farm lands.

Classification	Used by Estate	Rented to Others	Not in Use
<u>By acreage (%)</u>			
Residential .....	--	100	--
Business.....	--	71	29
Grazing .....	84	16	--
Plantation.....	--	100	--
Other Farm.....	--	100	--
Other Usable.....	--	96	4
Marginal .....	--	--	100
All Lands .....	11	31	58
<u>By valuation (%)</u>			
Residential .....	--	100	--
Business.....	--	75	25
Grazing.....	66	34	--
Plantation .....	--	100	--
Other Farm.....	--	100	--
Other Usable.....	--	30	70
Marginal .....	--	--	100
All Lands .....	3	72	25

Note: In certain instances, land was classified according to its potential rather than its present utilization.

Land acquisition and sale: During 1945 through 1955, the McCandless Estate acquired 40 acres for \$220,000 and sold 167 acres of non-residential properties for \$947,000.

Houselots made available: No houselots were made available by sale or lease from 1945 through 1955.

#### *McCandless Estate Lands on the Island of Hawaii*

Size and valuation: Lands owned by the McCandless Estate on Hawaii amounted to 31,260 acres or approximately two per cent of all private acreages. The estimated market value of the Estate's lands was \$170,000.

Location: The Estate's lands on Hawaii are located in the district of South Kona. (See Map II.)

Land classification and use: Nearly all of the Estate's lands on Hawaii are classified as grazing and economically marginal lands. All residential and grazing lands are used by the Estate; all other farm lands are rented to others; and all marginal lands are not in use.

Land acquisition and sale: During the period from 1945 through 1955, the Estate acquired 174 acres for \$24,000 and sold 160 acres for \$21,000.

Houselots made available: No houselots were made available by sale or lease during the period from 1945 through 1955. However, the Estate rents living accommodations to its ranch employees.

Table C-12: CLASSIFICATION AND USE OF McCANDLESS ESTATE HOLDINGS THROUGHOUT TERRITORY, 1955<sup>a</sup>

Classification	Owner Used				Rented to Others				Not in Use				Total			
	Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value		Lands		Est. Market Value	
	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%	Acres	%	\$ 000	%
Residential .....	29 <sup>b</sup>	0.1	5 <sup>b</sup>	0.3	5	a	53	2.8	--	--	--	--	34 <sup>b</sup>	0.1	58 <sup>b</sup>	3.1
Business .....	--	--	--	--	5	a	701	36.9	2	a	239	12.6	7	a	940	49.5
Grazing .....	29,850 <sup>c</sup>	78.3	202 <sup>c</sup>	10.6	140	0.4	30	1.6	--	--	--	--	29,961 <sup>c</sup>	78.6	232 <sup>c</sup>	12.2
Plantation .....	--	--	--	--	110	0.3	57	3.0	--	--	--	--	110	0.3	57	3.0
Other Farm .....	--	--	--	--	526 <sup>c</sup>	1.4	363 <sup>c</sup>	19.1	--	--	--	--	526 <sup>c</sup>	1.4	363 <sup>c</sup>	19.1
Forest Reserve .....	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Other Usable .....	--	--	--	--	1,439	3.8	48	2.5	66	0.2	110	5.8	1,505	4.0	158	8.3
Marginal .....	--	--	--	--	--	--	--	--	5,959 <sup>c</sup>	15.6	90 <sup>c</sup>	4.7	5,959 <sup>c</sup>	15.6	90 <sup>c</sup>	4.7
Total .....	29,850	78.3	207	10.9	2,225	5.8	1,252	66.0	6,027	15.8	439	23.1	38,102	100.0	1,898	100.0

<sup>a</sup>Unless otherwise indicated, all lands listed are on Oahu.

<sup>b</sup>Entire area on Hawaii

<sup>c</sup>Some of this area is on Hawaii. See accompanying text.

Note: Totals do not necessarily equal the sum of their parts due to rounding.

## ROBINSON FAMILY LANDS ON THE ISLANDS OF KAUAI AND NIIHAU (As of January 1, 1956)<sup>2</sup>

Legal status: Lands held under the A. Robinson Estate were distributed in 1946 in undivided ownerships to the following beneficiaries: Alice, Sinclair, Aylmer, Selwyn, Eleanor and Lester Robinson. Since the lands owned by these beneficiaries are managed jointly by them, they are regarded for the purposes of this study as a single landholding unit.

Size and valuation: The Robinson Family lands on Kauai and Niihau aggregated 97,291 acres. The estimated market value of these lands was \$4,971,000. These holdings comprised 42 per cent of all lands privately held in Kauai County. (See Table B-10.)

Location: The entire island of Niihau is owned by members of the Robinson Family. Their major holdings on Kauai are located in the Waimea district. (See Map IV.)

2. A completed questionnaire form was not received from the Robinson family and so the data on land acquisitions and sales, on houselots made available, and on the value of assets other than land, shown for the other five land owners, is not reported here.

Land classification and use: Grazing and plantation lands account for 75 per cent of the total acreage. Most of the remaining lands are either forest reserves or marginal lands. Approximately 85 per cent of the total land value is in plantation lands. (See Table C-13.)

Table C-13: CLASSIFICATION OF LAND OWNED BY THE ROBINSON FAMILY ON KAUAI AND NIIHAU, 1956

Classification	Lands		Est. Market Value	
	Acres	%	\$ 000	%
Residential .....	15	a	6	0.1
Business .....	25	a	65	1.3
Grazing .....	66,763 <sup>b</sup>	68.6	413 <sup>b</sup>	8.3
Plantation .....	6,297	6.5	4,236	85.2
Other Farm .....	220	0.2	57	1.1
Forest Reserve .....	10,352	10.6	15	0.3
Other Usable .....	215	0.2	133	2.7
Marginal .....	13,395	13.8	21	0.4
Total .....	97,291 <sup>c</sup>	100.0	4,971 <sup>c</sup>	100.0

<sup>a</sup>Less than 0.05 per cent.

<sup>b</sup>Approximately 46,000 acres are located on Niihau. The estimated market value for these lands is \$190,000.

<sup>c</sup>Includes nine acres of vacant-unimproved land valued at \$25,000 not elsewhere classified.

Notes:

(a) Land classification, supplied by Tax Department, partially reflects potential, rather than present, use.

(b) Totals do not necessarily equal the sum of their parts due to rounding.

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