

SECTION 7

LAND USE AND OWNERSHIP

General statistics on the use, ownership, and tenure of land appear in this section. Information on specific use or ownership categories, such as farms, forests, parks, or military land, is given elsewhere.

Out of 4,050,176 acres on the six largest Islands of the State, only 155,705 are in urban use. The largest uses are grazing (1,150,534 acres), forest reserve (1,190,954), and *pali* or other barren land (503,308). Approximately half of the 55,000 acres in Honolulu were unused open space when last surveyed in 1969; the second largest category at that time was residential use, with over 8,300 acres. Approximately 8 percent of the land in the State is owned by the Federal government, 39 percent by State government, 47 percent by major private owners (those with 1,000 or more acres), and less than 7 percent by small landowners.

Considerable caution is necessary in comparing statistics from different sources on land use, ownership, or tenure. Variations in definitions and survey dates seriously affect comparability in many instances, even where terminology is relatively unambiguous and misinterpretation seems unlikely. An example of such difficulties is the wide range in estimates of Federal land, with State totals ranging from 309,000 acres to 327,000 and 397,000. Recent statistics on military land use are likewise confusing, going as high as 175,000 acres and as low as 56,000.

Reports of the Hawaii State Department of Land and Natural Resources, Department of Taxation, and Department of Transportation, the Land Study Bureau of the University of Hawaii, and the Congressional Committee on Government Operations provided the data for this section. Statistics for the nation as a whole are available in Sections 7 and 23 of the *Statistical Abstract of the United States: 1971*.

Table 66.—LAND USE ACREAGES, BY ISLAND: 1968

Land Use	Six Islands	Kauai	Oahu	Molokai	Lanai	Maui	Hawaii
All uses	4,050,176	354,112	388,928	167,104	89,280	466,432	2,584,320
Pineapple	69,276	2,699	18,987	17,276	16,236	14,078	—
Sugar cane	262,377	58,927	40,852	4	—	47,819	114,775
Nonplantation agriculture	1,197,688	55,311	51,741	90,072	—	180,511	820,053
Vegetable	6,708	339	2,102	845	—	1,506	1,916
Orchard	24,294	455	1,670	104	—	536	21,529
Grazing	1,150,534	53,637	38,608	86,850	—	176,810	794,629
Other ¹	2,567	547	1,434	2	—	331	253
Idle agricultural land	13,585	333	7,927	2,271	—	1,328	1,726
Forest	289,039	38,716	30,033	2,037	5,926	14,504	197,823
Forest reserve	1,190,954	157,555	118,766	48,338	—	156,035	710,260
Recreation ²	334,256	11,244	5,184	415	66,683	18,980	231,750
Military	38,048	1,886	35,055	316	—	—	791
Urban	155,705	4,550	56,850	1,091	435	6,204	86,575
Civilian	61,233	4,400	36,957	1,091	435	6,204	12,146
Military	17,658	150	17,508	—	—	—	—
Undeveloped subdivision	76,814	—	2,385	—	—	—	74,429
Pali and barren land	503,308	22,235	23,799	7,477	—	27,852	421,945
Quarry	1,462	23	1,077	30	—	85	247
Water	8,063	966	6,584	48	—	364	101

¹Includes water crop (974), forage (423), dairy (738), poultry (275), swine (103), feed lot (38), and salt bed (16).

²Includes game management areas (87,585), national parks (299,423), and other recreation areas (17,248).

Source: A.Y. Ching and T. Sahara, *Land Use and Productivity Rating, State of Hawaii, 1968*, Land Study Bureau Circular No. 15 (University of Hawaii, Land Study Bureau, July 1969), pp. 18-19.

Table 67.—LAND USE SUMMARY, FOR OAHU: 1969

Land use	Area (in acres)		
	Oahu	Honolulu	Rest of Oahu
Total area ¹	381,934.85	54,738.26	327,196.59
Residential ²	22,676.00	8,309.47	14,366.53
Industrial	6,304.94	2,622.62	3,682.32
Commercial	1,645.23	1,024.57	620.66
Hotel	97.87	90.73	7.14
Public buildings	5,226.08	2,372.90	2,853.18
Public open spaces	7,795.17	2,660.40	5,134.77
Highways and streets	8,495.00	3,718.00	4,777.00
Agriculture	88,739.90	1,004.95	87,734.95
Military	47,650.43	5,394.53	42,255.90
Unused open space ²	193,304.23	27,540.09	165,764.14

¹Differs somewhat from measurement by the Bureau of the Census (379,328 for Oahu, 53,504 for Honolulu, and 325,824 for the rest of Oahu).

²Not directly comparable to 1964 data in *State of Hawaii Data Book 1970*, table 39, p. 36; for 1969, large parcels containing both residential and vacant areas were divided and reported separately.

Source: Hawaii State Department of Transportation, Advance Transportation Planning Office, 1969 land use files.

Table 68.—LAND AND FLOOR AREA IN COMMERCIAL AND HOTEL USE, FOR OAHU: 1964 AND 1969

Land use	Number of establishments	Land area (acres)	Floor area (square feet)	
			Total	Per establishment
Retailing:				
1964	3,746	1,016	10,986,345	2,933
1969	3,906	1,036	13,375,672	3,424
Services, exc. hotels:				
1964	4,862	434	9,146,100	1,881
1969	5,696	602	13,933,747	2,446
Hotels:				
1964	60	73	5,001,017	83,350
1969	81	116	7,571,981	93,481

Source: State of Hawaii and City and County of Honolulu, *Oahu Transportation Study*, Vol. I, *Economic, Population, and Land Use* (1967), p. IV-A-3; Hawaii State Department of Transportation, 1969 land use files from Oahu Transportation Planning Program.

Table 69.—LAND OWNERSHIP OR TENURE, BY ISLAND: JUNE 30, 1968

Island	Ownership or tenure (in acres)				
	Total land area ¹	Federal government ²	State government ³	Major private owners	Other owners ⁴
State total	4,105,600	326,969	1,590,532	1,917,880	270,219
Hawaii	2,573,441	241,858	1,095,247	1,052,583	183,753
Maui	465,920	26,478	204,376	221,223	13,843
Kahoolawe	28,800	—	28,800	—	—
Lanai	90,240	8	—	88,792	1,440
Molokai	165,770	78	51,685	110,444	3,563
Oahu	380,790	56,241	56,672	221,820	46,057
Kauai	352,639	2,306	151,832	176,953	21,548
Niihau	46,080	—	—	46,065	15
Other Islands ⁵	1,920	—	1,920	—	—

¹For more recent estimates from other sources, see tables 54 and 70.

²Includes fee simple and ceded land.

³Includes State land managed by the County governments and various State agencies, and Hawaiian Homes Commission lands.

⁴Land owned by private landowners with less than 1,000 acres in fee simple and County land acquired by purchase or gift in the name of the Counties.

⁵Lehua and the Northwestern Hawaiian Islands.

Source: Hawaii State Department of Land and Natural Resources, *Report to the Governor, 1970-1971*, p. 54.

Table 70.—LAND OWNERSHIP, PUBLIC AND PRIVATE, BY COUNTY: 1970

Land ownership	The State	City & County of Honolulu	County of Hawaii	County of Kauai	County of Maui
NUMBER OF ACRES					
All land	4,112,256	381,248	2,583,680	396,224	751,104
Government land	1,156,674	100,230	810,436	94,006	152,002
United States	309,240	45,927	211,044	2,273	49,996
State of Hawaii	775,948	43,545	562,101	91,224	79,078
Hawaiian Home Lands	59,375	705	36,773	180	21,717
Counties	12,111	10,053	518	329	1,211
Private land	2,955,582	281,018	1,773,244	302,218	599,102
PERCENT DISTRIBUTION					
All land	100.0	100.0	100.0	100.0	100.0
Government land	28.1	26.3	31.4	23.7	20.2
United States	7.5	12.0	8.2	0.6	6.7
State of Hawaii	18.9	11.4	21.8	23.0	10.5
Hawaiian Home Lands	1.4	0.2	1.4	0.0	2.9
Counties	0.3	2.6	0.0	0.1	0.1
Private land	71.9	73.7	68.6	76.3	79.8

Table 71.—FEDERALLY OWNED PROPERTY IN HAWAII: 1960 AND 1970

Subject	June 30, 1960	June 30, 1970
Number of installations	167	160
Land (acres), total	234,074.1	396,900.7
Urban	23,530.2	57,202.3
Rural	210,543.9	339,698.4
Number of buildings	11,506	11,479
Cost (\$1,000), total	877,162	1,115,240
Land	21,910	40,083
Buildings	407,478	545,140
Structures and facilities	447,774	530,017

Source: Committee on Government Operations, U.S. House of Representatives, *Federal Real and Personal Property Inventory (Civilian and Military) of the United States Government Covering Its Properties Located in the United States, in the Territories, and Overseas* (biennial report).