

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. For the State as a whole, the Land Use Commission has zoned 147,500 acres as "urban," 1,986,400 as "conservation," 1,968,700 as "agricultural," and 8,900 as "rural." Approximately 9 percent of the land in the State is owned by the Federal government, 38 percent by State government, 46 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 355,800 acres to 396,500. 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, Department of Transportation, and Land Use Commission, the Land Study Bureau of the University of Hawaii, and the Congressional Committee on Government Operations provided the data for this section. Greater detail appears in DPED Statistical Report 98, *Land Use and Ownership Trends in Hawaii*, issued December 28, 1973. Statistics for the nation as a whole are available in Sections 7 and 23 of the *Statistical Abstract of the United States: 1974*.

Table 85.—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
Forests	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	—	—	—	—
Unlevelled 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 (229,423), 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 86.—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 87.—LAND USE FOR THE NEIGHBOR ISLANDS: 1971-1972
(In acres)

Land use	All Neighbor Islands	Hawaii County (Dec. 1971)	Maui County (Spring 1972)			Kauai County (May 1972)	
			Maui and Kahoolawe	Lanai	Molokai	Kauai	Niihau
All uses ¹	3,653,759	2,501,132	490,234	89,071	168,256	357,978	47,088
Residential	40,814	14,326	17,292	256	2,963	5,968	9
Manufacturing	2,246	538	774	—	754	177	3
Mfg. services and warehousing ²	7,799	1,147	657	54	54	5,880	7
Commercial ³	784	387	233	13	38	113	—
Services ⁴	64,559	29,962	30,986	80	810	2,336	385
Social and cultural ⁵	2,711	935	1,302	15	93	361	5
Recreation ⁶	89,003	64,878	18,778	89	34	5,224	—
Agriculture	1,144,195	683,045	197,900	15,020	37,199	167,650	43,381
Transportation ⁷	14,570	12,332	776	165	24	1,273	—
Unused open spaces ⁸	2,287,079	1,693,582	221,534	73,380	126,289	168,996	3,298

¹Data differ somewhat from corresponding figures in other tables. Totals independently rounded.

²Includes construction services and public utilities.

³Retail and wholesale trade.

⁴Includes commercial amusement and recreation, hotels, military installations, government offices, parking, cemeteries, personal services, business and repair services, professional services, and finance, insurance, and real estate.

⁵Educational, cultural, and religious.

⁶Excludes commercial amusement and recreation services.

⁷Includes airports, docks, and land transportation facilities.

⁸Includes vacant land, forest reserve, lakes, steep land, beaches, and streets.

Source: Hawaii State Department of Planning and Economic Development, Hawaii Urban Planning Information Center, *Hawaii County Land Inventory Report: 1971 (1974)*, *Kauai County Land Inventory Report: 1972 (1974)*, and *Maui County Land Inventory Report: 1972 (1974)*.

**Table 88.—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 89.—ACREAGE OF LAND USE CLASSES, BY COUNTY: APRIL 1975
(Based on land use classifications used for real property assessment purposes.)

Land use class ¹	State total	City and County of Honolulu	Hawaii County	Kauai County	Maui County
All uses ²	4,061,744	373,198	2,543,171	397,770	747,605
Residential	82,188	61,985	11,504	3,094	5,605
Hotel-apartment	7,479	2,670	1,791	940	2,078
Commercial	4,407	2,630	1,018	301	458
Industrial	14,456	8,459	3,776	716	1,505
Agricultural	1,942,044	144,270	1,193,304	196,993	407,477
Conservation	1,975,455	142,745	1,319,556	192,240	320,914
Unimproved residential	35,709	10,439	12,218	3,484	9,568

¹ "Pitt codes," as established by the "Pittsburgh Law" of differential tax rates for real property taxation (Act 142, S.L.H. 1963).

² Totals differ somewhat from the official figures based on measurements by the Geography Division of the U.S. Bureau of the Census. The Bureau's data for total area (including inland water) are: State, 4,128,256 acres; Honolulu, 390,976; Hawaii, 2,584,320; Kauai, 401,344; Maui, 751,616.

Source: Hawaii State Department of Taxation, Tax Systems and Procedures, special tabulation.

Table 90.—ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1975
 (Total acreage, including inland water, as classified by the Hawaii State Land Use Commission under the provisions of Chapter 205, Hawaii Revised Statutes. All data are approximate.)

Year and island	Total area ¹	Classification by State Land Use Commission			
		Urban ²	Conservation ³	Agricultural ⁴	Rural ⁵
STATE TOTALS					
1964: August	4,111,500.0	117,800.0	1,862,600.0	2,124,400.0	6,700.0
1969: August	4,111,500.0	140,163.3	2,009,086.7	1,955,875.0	6,375.0
1974: March	4,111,500.0	147,472.0	1,986,428.9	1,968,727.2	8,871.9
1975: February	4,111,500.0	148,921.4	1,976,995.7	1,976,695.4	8,887.5
ISLANDS: 1975					
Hawaii	2,573,400.0	33,435.7	1,310,573.0	1,228,779.3	612.0
Maui	465,800.0	15,376.4	193,678.7	253,221.3	3,523.6
Kahoolawe	28,800.0	—	28,800.0	—	—
Lanai	90,500.0	2,331.0	38,210.0	47,239.0	2,720.0
Molokai	165,800.0	3,293.1	49,767.7	111,844.2	895.0
Oahu	385,300.0	85,186.5	154,907.6	145,205.9	—
Kauai	353,900.0	9,298.7	198,758.7	144,705.7	1,136.9
Niihau	45,700.0	—	—	45,700.0	—
Kaula and Lehua	400.0	—	400.0	—	—
Northwestern Haw'n Isl.	1,900.0	—	1,900.0	—	—

¹These totals differ somewhat from the official figures based on measurements by the Geography Division of the U.S. Bureau of the Census: State total, 4,128,256; Hawaii, 2,584,320; Maui, 466,432; Kahoolawe, 28,800 (same); Lanai, 89,280; Molokai, 167,104; Oahu, 388,928; Kauai, 354,112; Niihau, 46,720; Kaula and Lehua, 512; the Northwestern Hawaiian Islands, excluding Midway, 2,048.

²Defined as "those lands now in urban use and a sufficient reserve for future urban growth". (H.R.S., §205-2).

³Includes all areas formerly designated "forest and water reserve zones" and includes, among others, "areas necessary for protecting watersheds and water sources; preserving scenic areas; providing park lands, wilderness, and beach reserves..." (*ibid.*).

⁴Defined as lands with a "high capacity for intensive cultivation" (*ibid.*).

⁵Defined as areas "primarily of small farms mixed with very low density residential lots" (*ibid.*).

Source: Hawaii State Land Use Commission, unpublished estimates.

Table 91.—PROPOSED AND APPROVED DISTRICT RECLASSIFICATIONS: 1974
(In acres. This table shows proposed and approved reclassifications under the State Land Use Commission second five-year district boundaries and regulations review.)

Current classification	Proposed or approved reclassification				
	All categories	Urban	Conservation	Agriculture	Rural
PROPOSED					
All categories	133,438	14,166	76,555	41,615	1,102
Urban	12,694	...	4,464	8,230	—
Conservation	34,124	744	...	33,380	—
Agriculture	83,577	13,104	69,371	...	1,102
Rural	3,043	318	2,720	5	...
APPROVED					
All categories	66,670	5,438	24,550	36,660	22
Urban	4,056	...	679	3,377	—
Conservation	33,983	705	...	33,278	—
Agriculture	28,624	4,731	23,871	...	22
Rural	7	2	—	5	...

Source: Hawaii State Land Use Commission, *Report to the People on the Second Five-Year District Boundaries and Regulations Review* (February 1975), p. 25.

Table 92.—LAND OWNERSHIP OR TENURE, BY ISLAND: JUNE 30, 1968

Island	Ownership or tenure (in acres)				
	Total area	Federal government ¹	State government ²	Major private owners	Other owners ³
State total	4,128,263	355,769	1,584,715	1,917,560	270,219
Hawaii	2,584,320	241,858	1,106,126	1,052,583	183,753
Maui	466,439	26,478	204,895	221,223	13,843
Kahoolawe	28,800	28,800	—	—	—
Lanai	89,280	8	—	87,832	1,440
Molokai	167,104	78	53,019	110,444	3,563
Oahu	388,928	56,241	64,810	221,820	46,057
Kauai	354,112	2,306	153,305	176,953	21,548
Niihau	46,720	—	—	46,705	15
Other islands ⁴	2,560	—	2,560	—	—

¹Includes fee simple and ceded land.

²Includes State land managed by the County governments and various State agencies, and Hawaiian Homes Commission lands.

³Land 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.

⁴Kaula, Lehua, and the Northwestern Hawaiian Islands.

Source: Hawaii State Department of Land and Natural Resources, *Report to the Governor, 1971-1972*, p. 50.

Table 93.—FEDERALLY OWNED PROPERTY IN HAWAII: 1960 TO 1972

Subject	June 30, 1960	June 30, 1970	June 30, 1972			
			All agencies	Defense ¹	Civil agencies ¹	
					National Park Service	Others
Number of installations	167	160	159	3	3	153
Land, total (acres)	234,074.1	396,900.7	396,493.8	174,945.7	218,318.0	3,230.1
Urban	23,530.2	57,202.3	10,511.0	(NA)	(NA)	(NA)
Rural	210,543.9	339,698.4	385,982.8	(NA)	(NA)	(NA)
Buildings:						
Number	11,506	11,479	11,305	10,661	171	473
Floor area (1,000 sq. ft.)	(NA)	(NA)	59,781	58,120	234	1,427
Cost, total (\$1,000)	877,162	1,115,240	1,178,743	1,118,546	8,690	51,507
Land	21,910	40,083	46,078	36,543	1,453	8,082
Buildings	407,478	545,140	584,752	562,419	1,457	20,876
Structures and facilities	447,774	530,017	547,913	519,584	5,780	22,549

NA Not available.

¹Corps of Engineers included with civil agencies.

Source: Committee on Governmental Operations, U.S. House of Representatives, *Federal Real and Personal Property Inventory Report* (biennial).

Table 94.—ESTIMATED PRESENT-DAY VALUE OF FEDERAL REAL PROPERTY DONATED OR ACQUIRED AT NO COST TO THE FEDERAL GOVERNMENT, FOR HAWAII: 1972

Agency	Number of installations	Acreage	Est. present-day land value (\$1,000)
Total	51	3,811	3,795
Defense	12		
Army	(NA)	41	614
Navy	(NA)	9	45
Air Force	(NA)	3,040	1,482
Corps of Engineers	(NA)	5	583
National Park Service	1	181	217
Coast Guard	38	595	854

Source follows next table.

Table 95.—REAL PROPERTY LEASED TO THE FEDERAL GOVERNMENT IN HAWAII: 1972

Subject	Amount
Number of leases	253
Land in acres, total	48,601.8
Urban	35.9
Rural	48,565.9
Number of locations	175
Floor area in square feet	521,196
Annual rental	\$2,571,257

Source of tables 94 and 95: Committee on Government Operations, U.S. House of Representatives, Ninety-third Congress, First Session, *Federal Real and Personal Property Inventory Report as of June 30, 1972* (GPO, August 1973).

Table 96.—ACREAGE, HOMES, AND WAITING LIST FOR LAND UNDER THE JURISDICTION OF THE DEPARTMENT OF HAWAIIAN HOME LANDS, BY ISLAND: 1973 AND 1974

Island	Acres ¹	Homes, June 30		Application waiting list, June 30	
		1973	1974 ²	1973	1974
State total	189,878	2,069	2,197	3,328	3,826
Hawaii	110,970	396	437	309	341
Maui	29,075	59	89	78	185
Molokai	26,794	298	295	172	201
Oahu	5,069	1,233	1,291	2,673	2,988
Kauai	17,967	83	85	87	111

¹For data on parcels and use, see *The State of Hawaii Data Book 1974*, table 99, p. 106.

²Total homestead population was approximately 13,200.

Source: Department of Hawaiian Home Lands, *Annual Report* for 1973 and 1974.