

SECTION 6

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 is given elsewhere: parks in section 7, military land in section 10, farms in section 18, and forests in section 19.

Out of the 4,128,000 acres in the State, fully 2,490,000 are in unused open space. Other major categories include agriculture, with 1,220,000 acres, services (including military installations), with 116,000, and recreation, with 94,000. In the Honolulu Standard Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 16,500 acres in 1964 to 26,500 in 1974; during the same ten-year span, agricultural land declined from 94,500 to 76,100 acres. For the State as a whole, the Land Use Commission has zoned 148,900 acres as "urban," 1,977,000 as "conservation," 1,976,700 as "agricultural," and 8,900 as "rural".

Recent data on land ownership indicate that the Federal government owns 7.3 percent of all land, the State and counties own 34.7 percent, and private owners (chiefly large estates) have 58.0 percent. Total Federal holdings come to 418,000 acres, exclusive of leased land (49,000 acres); most of the Federal land is in park and military use.

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 Federal totals ranging from 297,000 acres to 418,000. Recent statistics on military land use are likewise confusing, going as high as 174,000 acres and as low as 56,000.

Reports of the U.S. General Services Administration, Hawaii State Department of Hawaiian Home Lands, Department of Land and Natural Resources, Department of Planning and Economic Development, Department of Taxation, Department of Transportation, and Land Use Commission, the Land Study Bureau of the University of Hawaii, and county planning departments 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: 1975*.

Table 87.—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), feet 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 88.—LAND USE, BY COUNTY AND ISLAND: 1971-1974
(In acres)

Land use	State total	Hawaii County (Dec. 1971)	Maui County (Spring 1972)			City and County of Honolulu (Dec. 1974)	Kauai County (May 1972)	
			Maui and Kahoolawe	Lanai	Molokai		Kauai	Niihau
All uses ¹	4,027,395	2,501,132	490,234	89,071	168,256	373,636	357,978	47,088
Residential	67,295	14,326	17,292	256	2,963	26,481	5,968	9
Manufacturing	3,701	538	774	—	754	1,455	177	3
Mfg. services ²	10,232	1,147	657	54	54	2,433	5,880	7
Commercial ³	2,149	387	233	13	38	1,365	113	—
Services ⁴	116,337	29,962	30,986	80	810	51,778	2,336	385
Social and cultural ⁵	6,535	935	1,302	15	93	3,824	361	5
Recreation ⁶	94,098	64,878	18,778	89	34	5,095	5,224	—
Agriculture	1,220,319	683,045	197,900	15,020	37,199	76,124	167,650	43,381
Transportation ⁷	16,360	12,332	776	165	24	1,790	1,273	—
Unused open spaces ⁸	2,490,369	1,693,582	221,534	73,380	126,289	203,290	168,996	3,298

¹Excludes public streets and highways. For total area by island, see *The State of Hawaii Data Book 1975*, table 65.

²Includes warehousing, 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 undedicated streets.

Source: Hawaii State Department of Planning and Economic Development, *Hawaii County Land Inventory Report: 1972 (1974)*, *Kauai County Land Inventory Report: 1972 (1974)*, and *Maui County Land Inventory Report: 1972 (1974)*; City and County of Honolulu, Department of General Planning, *Oahu Land Use Inventory*, December 1974, special tabulation.

Table 89.—LAND USE, FOR OAHU: 1964 TO 1974
(In acres)

Land use	1964	1969	1974
All uses ¹	381,310	381,935	373,636
Residential ²	16,550	22,676	26,481
Industrial	6,352	6,305	6,069
Commercial	1,450	1,645	1,809
Hotel	73	98	207
Public buildings	4,741	5,226	5,132
Public open spaces	7,861	7,795	7,230
Highways and streets ¹	7,405	8,495	1,874
Agriculture	94,474	88,740	76,124
Military	48,633	47,650	47,294
Unused open space ²	193,774	193,304	201,416

¹Data for 1974 exclude area in public streets and highways (approximately 8,300 acres in 1974).

²Data for 1964 revised for comparability with figures for 1969 and 1974.

Source: State of Hawaii and City and County of Honolulu, *Oahu Transportation Study, 1967 Vol. I, Economic, Population, and Land Use* (undated), p. IV-A-1; Hawaii State Department of Transportation, Advance Transportation Planning Office, 1969 land use files; City and County of Honolulu, Department of General Planning, *Oahu Land Use Inventory*, December 1974, special tabulation.

**Table 90.—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 91.—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).

²Totals 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 92.—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 93.—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 94.—LAND OWNERSHIP, BY ISLANDS: 1971-1974
(In acres. Excludes area in public thoroughfares on Maui, Lanai, Molokai, Oahu, Kauai, and Niihau.)

Islands	All owners ¹	Federal ²	State ³	Counties ³	Private
State total	4,045,931	296,765	1,399,839	2,327	2,346,999
Percent	100.0	7.3	34.6	0.1	58.0
Hawaii ⁴	2,516,979	200,995	985,269	839	1,329,876
Maui ⁵	461,402	12,275	155,284	365	293,478
Kahoolawe ⁵	28,832	28,819	13	—	—
Lanai ⁵	89,071	8	169	2	88,892
Molokai ⁵	168,257	1,839	39,652	2	126,764
Oahu ⁶	373,636	50,596	67,360	—	255,679
Kauai ⁷	357,977	1,977	149,276	1,119	205,605
Niihau ⁷	47,217	256	256	—	46,705
Lehua and Kaula	} 2,560	—	2,560	—	—
Northwestern Hawaiian I. ⁸					

¹Because of omission of public thoroughfares and other reasons, totals by island differ considerably from official area data in *The State of Hawaii Data Book 1975*, table 90, footnote 1.

²Treatment of ceded land unspecified.

³County land on Oahu is included with State land.

⁴As of December 1971.

⁵As of Spring 1972.

⁶As of December 1974.

⁷As of May 1972.

⁸As of June 30, 1968. Excludes Midway Islands, not under State jurisdiction.

Source: Hawaii State Department of Planning and Economic Development, Hawaii Urban Planning Information Center, *Land Inventory Report: 1972* for Hawaii County (1974, p. 19), Maui County (1974, pp. 25, 26, and underlying data), and Kauai County (1974, pp. 25, 29, and underlying data); Hawaii State Department of Land and Natural Resources, *Report to the Governor 1973-1974*, p. 54 (for Lehua, Kaula, and N.W.H.I.); Honolulu Department of General Planning, Oahu land use inventory, 1974, special tabulation by DPED, 1975.

Table 95.—REAL PROPERTY OWNED OR LEASED BY THE FEDERAL GOVERNMENT: 1960 TO 1974
(As of June 30)

Subject	1960	1970	1973	1974
OWNED				
Number of installations	167	160	186	242
Land area, total (acres)	234,074.1	396,900.7	417,015.0	417,824.1
Urban	23,530.2	57,202.3	11,914.0	52,228.2
Rural	210,543.9	339,698.4	405,101.0	365,595.9
Number of buildings	11,506	11,479	12,815	13,184
Cost, total (\$1,000) ¹	877,162	1,115,240	1,196,010	1,252,897
Land	21,910	40,083	48,567	47,992
Buildings	407,478	545,140	594,106	646,853
Structures and facilities	447,774	530,017	553,337	558,052
Predominant usage (acres):				
Agriculture and grazing .....	...	—	—	—
Forest and wildlife .....	...	1,767.4	2,899.5	3,041.0
Parks and historic sites .....	...	218,318.0	238,401.6	238,559.8
Power development and distribution .....	...	—	—	—
Reclamation and irrigation .....	...	—	—	—
Office building locations .....	...	28.9	33.0	33.0
Military, excluding airfields ²} .....	...	} 175,223.9	{ 121,353.1	115,719.3
Airfields .....	...				35,685.7	40,065.8
Harbor and port facilities .....	...	35.1	27.4	159.6
Flood control and navigation .....	...	625.7	715.0	1,482.1
Vacant .....	...	13.1	14.6	14.6
Institutional .....	...	1.5	1.5	359.5
Housing .....	...	81.4	81.4	82.5
Storage .....	...	34.0	5.8	529.8
Industrial .....	...	48.6	17,166.1	17,165.8
Research and development .....	...	5.2	11.0	11.0
Other land .....	...	624.3	619.3	600.3
LEASED				
Number of leases	194	288	255	258
Land area, total (acres)	26,372.3	48,593.9	48,778.2	48,885.4
Urban	8,703.4	31.8	37.8	35.9
Rural	17,668.9	48,562.1	48,740.4	48,849.5
Number of building locations	156	155	174	173
Floor area of buildings (square feet)	374,259	457,988	607,264	621,415
Annual rental (\$1,000)	519.4	1,879.4	3,094.0	3,258

¹At time of acquisition; includes estimated equivalent cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process.

²Data for 1973 and earlier years include all Department of Defense land used for military functions.

Source: General Services Administration, *Inventory Report on Real Property Owned by the United States Throughout the World* (annual) and *Inventory Report on Real Property Leased to the United States Throughout the World* (annual).

Table 96.—REAL PROPERTY OWNED BY THE FEDERAL GOVERNMENT, BY AGENCY: JUNE 30, 1974

Agency	No. of installations	Land (acres)	Buildings		Cost (\$1,000,000)			
			No.	Floor area (1,000 sq. ft.)	Total	Land	Buildings	Structures, facilities
All agencies	242	417,824.1	13,184	62,484	1,252.9	48.0	646.9	558.1
Civil agencies	166	243,878.1	679	1,812	64.7	16.1	25.9	22.7
Amer. Battle Mon. Com.	1	0.0	—	—	1.7	—	—	1.7
Dept. of Commerce	9	188.2	30	48	1.5	0.2	1.1	0.2
Dept. of Justice	1	3.1	3	31	0.6	0.2	0.4	—
Dept. of Agriculture	4	0.0	9	14	0.4	—	0.3	0.1
Dept. of H., E., W.	1	1.5	1	20	1.0	0.1	0.9	—
Dept. of Interior	10	241,486.6	222	244	11.1	3.7	1.7	5.8
Fish & Wildlife	4	3,038.8	1	1	1.6	1.6	0.0	0.0
Geological Survey	2	0.0	49	8	0.2	—	0.2	—
National Park Ser.	4	238,447.8	172	234	9.4	2.2	1.5	5.8
Dept. of Transport.	124	2,000.7	385	784	29.5	2.2	15.4	12.0
FAA	59	377.6	73	120	9.1	0.7	3.8	4.7
Coast Guard	65	1,623.1	312	664	20.4	1.5	11.6	7.3
Fed. Communic. Comm.	1	47.7	2	3	0.1	0.0	0.0	0.0
GSA	7	25.1	5	347	5.9	3.4	2.5	0.0
NASA	1	0.0	12	22	3.0	—	1.0	2.1
Postal Service	6	13.2	6	280	4.0	1.3	2.7	—
VA	1	112.0	4	18	6.0	5.0	0.1	0.8
Defense	76	173,946.0	12,505	60,672	1,188.2	31.9	620.9	535.3
Army	34	106,380.0	2,786	17,045	269.9	15.9	160.6	93.3
Navy	23	61,573.3	7,989	33,620	723.8	12.2	352.9	358.7
Air Force	13	5,967.0	1,727	9,955	185.7	2.9	107.0	75.7
Corps of Engineers	6	25.7	3	51	8.9	0.9	0.4	7.6

Source: U.S. General Services Administration, records.

Table 97.—ACREAGE, LESSEES, AND WAITING LIST FOR LAND UNDER THE JURISDICTION OF THE DEPARTMENT OF HAWAIIAN HOME LANDS, BY ISLAND: 1974 AND 1975

Island	Acres, 1972 ¹	Lessees		Application waiting list	
		June 30, 1974 ²	Oct. 30, 1975	June 30, 1974	Oct. 30, 1975
State total	189,878	2,197	2,260	3,826	4,607
Hawaii	110,971	437	460	341	679
Maui	29,076	89	89	185	265
Molokai	26,795	295	319	201	228
Oahu	5,070	1,291	1,305	2,988	3,203
Kauai	17,967	85	87	111	232

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 1974 and 1975.