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 19, and forests in section 20.

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 149,200 acres as "urban," 1,977,000 as "conservation," 1,976,400 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 405,500 acres, exclusive of leased land (48,100 acres); most of the Federal land is in park and military use. The State Department of Hawaiian Home Lands holds about 190,000 acres, divided among 2,255 lessees. Total land parcels number 329,695.

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 406,000. 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: 1976.

Table 97.—LAND USE ACREAGES, BY ISLAND: 1968

Land use	Six islands	Kauai	0ahu	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
ldle 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	Management .	27,852	421,945
Quarry	1,462	23	1,077	30	_	85	247
Water	8,063	966	6,584	. 48		364	101

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

² Includes 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 98.—LAND USE, BY COUNTY AND ISLAND: 1971-1974

(in acres)

		Hawaii	Maui C	County (Sprin	g 1972)	City and County of	Kauai Count	y (May 1972)
Land use	State total	County (Dec. 1971)	Maui and Kahoolawe	Lanai	Molokai	Honolulu (Dec. 1974)	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

⁷ Excludes public streets and highways. For total area by island, see The State of Hawaii Data Book 1975, table 65.

² Includes warehousing, construction services, and public utilities.

³ Retail and wholesale trade.

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

⁵ Educational, cultural, and religious.

⁶ Excludes commercial amusement and recreation services.

⁷ Includes airports, docks, and land transportation facilities.

⁸ Includes 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: 1971* (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 99.—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
ndustrial	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
Jnused open space ²	193,774	193,304	201,416

⁷ Data for 1974 exclude area in public streets and highways (approximately 8,300 acres in 1974).

² Data 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. 1, *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 100.—LAND AND FLOOR AREA IN COMMERCIAL AND HOTEL USE, FOR OAHU: 1964 AND 1969

	No. walang and	Land	Floor area (square feet)		
Land use	Number of Land establish- area ments (acres)		Total	Per estab- lishment	
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 101.—ACREAGE OF LAND USE CLASSES, BY COUNTIES: OCTOBER 1976 (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	4,066,102	373,442	2,543,628	399,075	749,957
Residential	83,482	61,823	11,439	4,052	6,168
lotel-apartment	7,914	2,567	2,232	993	2,122
ommercial	4,505	2,600	1,060	347	498
ndustrial	14,297	8,364	3,517	727	1,689
Agricultural	1,956,268	137,567	1,215,187	196,545	406,969
Conservation	1,966,260	148,886	1,297,315	193,025	327,034
Inimproved residential	33,376	11,635	12,878	3,386	5,477

[&]quot;'Pitt codes" as established by the "Pittsburgh Law" of differential tax rates for real property assessment and taxation in Sec. 246-10, Hawaii Revised Statutes.

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

² Excludes public streets and highways and other areas not in parcels of record, and thus differs 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.

Table 102.—ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1977

(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.)

		Classif	ication by State	Land Use Comm	nission
Year and island	Total area¹	Urban²	Conser- vation ³	Agricul- tural 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
1977: January	4,111,500.0	149,197.5	1,976,995.7	1,976,392.6	8,914.2
ISLANDS: 1977					
Hawaii	2,573,400.0	33,628.5	1,310,573.0	1,228,586.5	612.0
Maui	465,800.0	15,376.4	193,678.7	253,194.6	3,553.3
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	85,259.1	154,907.6	145,133.3	
Kauai	353,900.0	9,309.4	198,758.7	144,695.0	1,136.9
Niihau	45,700.0	_	_	45,700.0	_
Kaula and Lehua	400.0	_	400.0	_	_
Northwestern Haw'n Islands	1,900.0	_	1,900.0	_	_
		II		1	1

⁷ These 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.

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

³ Includes 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.*).

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

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

Source: Hawaii State Land Use Commission, unpublished estimates.

Table 103.—LAND PARCELS, BY COUNTIES: 1965 TO 1977

Year¹	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1965	208,339	97,794	19,106	81,638	9,801
1966	209,219	99,462	19,716	80,009	10,032
1967	216,504	106,214	20,040	80,391	9,859
1968	226,211	110,252	20,722	84,619	10,618
1969	235,937	115,713	22,172	87,457	10,595
1970	259,077	122,401	23,700	101,851	11,125
1971	270,336	128,153	24,557	106,037	11,589
1972	280,540	134,880	25,472	108,314	11,874
1973	290,512	141,651	26,633	109,809	12,419
1974	302,987	149,521	28,474	111,463	13,529
1975	316,240	158,069	31,137	112,283	14,751
1976	329,695	167,044	34,148	113,406	15,097
1977	335,411	170,554	34,869	114,618	15,370

¹As of January 1, 1965 to 1969 and 1977, and July 1, 1970 to 1976. Source: Hawaii State Department of Taxation, Tax Research and Planning, records.

Table 104.—LAND OWNERSHIP AND TENURE, BY ISLANDS: 1971-1974 (In acres. Includes area in public thoroughfares on Hawaii but excludes it elsewhere.)

		A.11					Private	
Islands	Survey date	All owners ¹	Federal ²	State ³	Counties ³	Total	Fee simple	Leased
State total		4,045,931	296,765	1,399,839	2,327	2,346,999	1,857,199	489,800
Percent		100.0	7.3	34.6	0.1	58.0	45.9	12.1
Hawaii	1971	2,516,979	200,995	985,269	839	1,329,876	1,026,003	303,873
Maui	1972	461,402	12,275	155,284	365	293,478	255,272	38,206
Kahoolawe	1972	28,832	28,819	13			_	
Lanai	1972	89,071	8	169∙	2	88,892	88,882	10
Molokai	1972	168,257	1,839	39,652	2	126,764	104,089	22,674
Oahu	1974	373,636	50,596	67,360		255,679	150,719	104,960
Kauai	1972	357,977	1,977	149,276	1,119	205,605	185,529	20,076
Niihau	1972	47,217	256	256		46,705	46,705	
Other islands ⁴	1968	2,560		2,560	_	_		

⁷ Because of the omission of public thoroughfares and for other reasons, totals by island differ considerably from official area data in table 102, footnote 1.

² Treatment of ceded land is unspecified.

³ County land on Oahu is included with State land.

⁴ Lehua, Kaula, and the Northwestern Hawaiian Islands, except Midway.

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 Kauai County (1974, pp. 25 and 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.

Table 105.—REAL PROPERTY OWNED OR LEASED BY THE FEDERAL GOVERNMENT: 1965 TO 1975

Subject	June 30, 1965	June 30, 1970	June 30, 1974	June 30, 1975
OWNED				
Number of installations	102	160	242	249
Land area, total (acres)	363,795.3	396,900.7	417,824.1	405,529.8
Urban	23,004.6	57,202.3	52,228.2	50,862.3
Rural	340,790.7	339,698.4	365,595.9	354,667.5
Number of buildings	11,993	11,479	13,184	13,066
Cost, total (\$1,000) ¹	1,007,444	1,115,240	1,252,897	1,269,178
Land	23,938	40,083	47,992	43,773
Buildings	475,948	545,140	646,853	681,712
Structures and facilities	507,558	530,017	558,052	543,693
Predominant usage (acres):				
Agriculture and grazing		_	_	_
Forest and wildlife		1,767.4	3,041.0	3,064.4
Parks and historic sites		218,318.0	238,559.8	238,559.8
Power development and distribution				
Reclamation and irrigation		_	_	
Office building locations		28.9	33.0	50.1
Military, excluding airfields ²		175,223.9	115,719.3	116,205.1
Airfields		175,225.9	40,065.8	39,368.0
Harbor and port facilities		35.1	159.6	156.6
Flood control and navigation		625.7	1,482.1	1,482.1
Vacant		13.1	14.6	6.5
Institutional		1.5	359.5	359.5
Housing		81.4	82.5	82.5
Storage		34.0	529.8	529.8
Industrial		48.6	17,165.8	5,180.0
Research and development		5.2	11.0	11.0
Other land		624.3	600.3	474.4
LEASED				
Number of leases	218	288	258	240
Land area, total (acres)	44,058.4	48,593.9	48,885.4	48,123.0
Urban	26,459.9	31.8	35.9	33.4
Rural	17,598.5	48,562.1	48,849.5	48,089.6
Number of building locations	157	155	173	157
Floor area of buildings (square feet)	380,090	457,988	621,415	597,803
Annual rental (\$1,000)	983	1,879	3,258	3,061

⁷ At time of acquisition; includes estimated equivalent cost of properties acquired through donation, exchange, devise, forfeiture, or judicial process.

² Figure for 1970 includes 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 106.—REAL PROPERTY OWNED BY THE FEDERAL GOVERNMENT, BY AGENCY: JUNE 30, 1975

			Buil	dings		Cost (\$1	(000,000	
Agency	No. of install- Land ations (acres	Land (acres)	No.	Floor area (1,000 sq. ft.)	Total	Land	Build- ings	Structures facilities
All agencies	249	405,529.8	13,066	62,064	1,269.2	43.8	681.7	543.7
Civil agencies	173	243,784.6	533	1,950	79.8	15.2	39.3	25.3
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	5	0.0	10	15	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	9	241,510.0	179	243	. 11.1	3.8	1.6	5.8
Fish & Wildlife	4	3,062.2	1	1	1.6	1.6	0.0	0.0
Geological Survey	1	0.0	6	7	0.1		0.1	_
National Park Ser	4	238,447.8	172	` 234	9.4	2.2	1.5	5.8
Dept. of Transport	131	1,866.7	281	806	33.6	2.5	16.6	14.4
FAA	67	251.7	74	121	9.5	0.6	3.9	5.0
Coast Guard	64	1,615.0	207	685	24.0	1.9	12.7	9.4
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	3.1		1.0	2.1
Postal Service	6	30.3	6	396	14.9	0.0	14.9	
VA	1	112.0	4	18	6.0	5.0	0.1	0.8
Defense	76	161,745.2	12,533	60,115	1,189.4	28.6	642.4	518.4
Army	35	106,963.0	3,034	17,636	293.6	16.1	174.5	102.9
Navy	23	49,430.5	7,629	32,565	698.6	9.7	351.8	337.1
Air Force	12	5,326.0	1,867	9,863	188.5	2.0	115.8	70.7
Corps of Engineers	6	25.7	3	51	8.8	0.8	0.3	7.6

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

Table 107.—ACREAGE, LESSEES, AND WAITING LIST FOR LAND UNDER THE JURISDICTION OF THE DEPARTMENT OF HAWAIIAN HOME LANDS, **BY ISLAND: 1974 AND 1976**

		Less	ees	Application waiting list		
Island	Acres, 1976¹	June 30, 1974 ²	June 30, 1976	June 30, 1974	June 30, 1976	
State total	189,875	2,197	2,255	3,826	5,120	
Hawaii	110,970	437	462	341	777	
Maui	29,075	89	89	185	290	
Molokai	26,794	295	311	201	242	
Oahu	5,069	1,291	1,305	2,988	3,517	
Kauai	17,967	85	87	111	287	

⁷ For data on parcels and use, see *The State of Hawaii Data Book 1974*, table 99, p. 106. ² Total homestead population was approximately 13,200.

Source: Department of Hawaiian Homelands, Annual Report for 1974 and 1976.