

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 19, and forests in section 20.

Out of the 4,128,000 acres in the State, almost 2,200,000 are in unused open space. Other major categories include agriculture, with 1,356,000 acres, services (including military installations), with 125,000, and recreation, with 273,000. In the Honolulu Standard Metropolitan Statistical Area (which is coterminous with Oahu), land in residential use increased from 16,500 acres in 1964 to 26,300 in 1975; during the same eleven-year span, agricultural land declines from 94,500 to 76,700 acres. For the State as a whole, the Land Use Commission has zoned 152,000 acres as "urban," 1,976,000 as "conservation," 1,974,000 as "agricultural," and 9,000 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 407,900 acres, exclusive of leased land (47,300 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 3,052 lessees. Total land parcels in the State number 352,000.

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 408,000. 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 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, 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. Historical Statistics of Hawaii, Section 12, contains limited information for earlier years. Statistics for the nation as a whole are available in Sections 8 and 24 of the Statistical Abstract of the United States: 1978.

Table 95.-- LAND USE, BY COUNTY AND ISLAND: 1972-1976

[In acres]

Land use	State total	Hawaii County (Dec. 1976)	Maui County (Spring 1972)			City and County of Honolulu (Dec. 1976)	Kauai County (May 1972)	
			Maui and Kahoolawe	Lanai	Molokai		Kauai	Niihau
All uses <u>1/</u>	4,046,902	2,520,906	490,234	89,071	168,256	373,369	357,978	47,088
Residential	65,494	11,975	17,292	256	2,963	27,031	5,968	9
Manufacturing	3,769	619	774	-	754	1,442	177	3
Mfg. services <u>2/</u>	11,076	1,586	657	54	54	2,838	5,880	7
Commercial <u>3/</u>	2,299	435	233	13	38	1,467	113	-
Services <u>4/</u>	125,023	37,823	30,986	80	810	52,603	2,336	385
Social and cultural <u>5/</u> .	7,734	1,844	1,302	15	93	4,114	361	5
Recreation <u>6/</u>	273,311	243,324	18,778	89	34	5,862	5,224	-
Agriculture	1,356,195	819,249	197,900	15,020	37,199	75,796	167,650	43,381
Transportation <u>7/</u>	5,343	1,417	776	165	24	1,688	1,273	-
Unused open spaces <u>8/</u> ..	2,196,659	1,402,635	221,534	73,380	126,289	200,527	168,996	3,298

1/ Excludes public streets and highways.

2/ Includes warehousing, construction services, and public utilities.

3/ Retail and wholesale trade.

4/ Includes 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.

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, and undedicated streets.

Source: Hawaii State Department of Planning and Economic Development, 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, 1976, special tabulation; County of Hawaii, Planning Department, Hawaii County Land Use Inventory, December 1976, special tabulation.

Table 96.-- LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1975

Subject	Oahu total	City of Honolulu <u>1/</u>	Rest of Oahu
LAND USE (IN ACRES)			
All existing uses	373,593	51,485	322,108
Single family	24,228	8,081	16,148
Multi-family	2,087	996	1,091
Industrial	6,450	2,875	3,575
Commercial	4,089	1,587	2,501
Hotel	241	123	118
Agriculture	76,719	326	76,393
Usable vacant	41,336	4,720	36,616
Other	218,443	32,777	185,666
STRUCTURES BY YEAR BUILT			
All structures	132,565	62,432	70,133
Before 1930	10,455	7,830	2,625
1930 to 1939	11,365	7,159	4,206
1940 to 1949	17,973	10,135	7,838
1950 to 1959	31,473	15,397	16,076
1960 to 1969	41,564	15,817	25,747
1970 and later	19,234	5,841	13,393
Not reported	501	253	248
NONRESIDENTIAL FLOOR AREA <u>2/</u> (1,000 SQUARE FEET)			
All nonresidential floor area	96,907	79,548	17,359
Manufacturing	8,774	6,514	2,260
Utilities and communications	1,835	1,438	397
Contract construction	2,726	2,241	485
Wholesale trade and warehousing .	10,398	8,496	1,902
Commercial retail	16,611	11,634	4,977
Commercial services	16,490	14,481	2,009
Public and quasi-public buildings	19,992	16,033	3,959
Hotel	16,407	15,659	748
Vacant or unknown uses	3,675	3,053	623

Continued on next page.

Table 96.— LAND USE AND STRUCTURAL CHARACTERISTICS OF OAHU: 1975 —
Continued

Subject	Oahu total	City of Honolulu <u>1/</u>	Rest of Oahu
DWELLING UNITS BY TYPE			
All dwelling units	216,785	128,389	88,396
Single family and duplex	120,790	54,575	66,215
Low density multi-family	9,613	1,927	7,686
High density multi-family	86,382	71,887	14,495

1/ As defined for statistical purposes. The entire island of Oahu is a single municipality.

2/ For definitions, see source, pp. 262-263.

Source: City and County of Honolulu, Department of General Planning, Planning Data for Oahu: 1975 Land Use Data by Small Area (May 1978). pp. 165, 240, 255, and 264.

Table 97.-- LAND PARCELS, BY COUNTIES: 1978 AND 1979

[As of January 1]

Year	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
1978 ...	342,284	174,125	36,283	115,832	16,044
1979 ...	352,430	177,818	38,336	119,049	17,227

Source: Hawaii State Department of Taxation, Tax Research and Planning, records.

Table 98.-- ACREAGE OF LAND USE CLASSES, BY COUNTIES: MAY 1979

[Based on land use classifications used for real property assessment purposes]

Land use class <u>1/</u>	State total	City and County of Honolulu	County of Maui	County of Hawaii	County of Kauai
All uses <u>2/</u>	4,057,888	372,055	751,050	2,533,945	400,838
Residential	89,562	63,800	6,857	14,445	4,460
Hotel-apartment	8,075	2,761	2,202	2,172	940
Commercial	4,691	2,717	521	1,085	368
Industrial	13,869	8,067	1,554	3,487	761
Agricultural	1,941,236	137,141	406,657	1,199,503	197,935
Conservation	1,968,328	147,059	328,333	1,300,381	192,555
Unimproved residential .	32,128	10,511	4,926	12,872	3,819

1/ "Pitt codes" as established by the "Pittsburg Law" of differential tax rates for real property assessment and taxation in Sec. 246-10, Hawaii Revised Statutes (1976 Replacement).

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 of the Geography Division of the U.S. Bureau of Census. The Bureau's area for total area (including inland water) are: State, 4,128,256 acres; Honolulu, 390,976; Maui, 751,616; Hawaii, 2,584,320; Kauai, 401,344.

Source: Hawaii State Department of Taxation, Tax Systems and Procedures, special tabulation, May 18, 1979.

Table 99.— ESTIMATED ACREAGE OF LAND USE DISTRICTS: 1964 TO 1979

[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 <u>1/</u>	Classification by State Land Use Commission			
		Urban <u>2/</u>	Conser- vation <u>3/</u>	Agricul- tural <u>4/</u>	Rural <u>5/</u>
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	149,262.9	1,976,995.7	1,976,327.2	8,914.2
1978: January	4,111,500.0	151,012.5	1,976,931.4	1,974,339.5	9,216.7
1979: January	4,111,500.0	151,929.6	1,976,105.9	1,974,229.8	9,234.7
ISLANDS: 1979					
Hawaii	2,572,400.0	34,457.0	1,309,693.5	1,228,637.5	612.0
Maui	465,800.0	15,464.7	193,678.7	252,882.2	3,774.4
Kahoolawe	28,800.0	-	28,800.0	-	-
Lanai	90,500.0	2,338.5	38,202.5	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	86,492.0	154,904.8	143,903.2	-
Kauai	353,900.0	9,884.4	198,758.7	144,023.7	1,233.3
Niihau	45,700.0	-	-	45,700.0	-
Kaula and Lehua	400.0	-	400.0	-	-
Northwestern Haw'n Islands	1,900.0	-	1,900.0	-	-

1/ These totals differ somewhat from the official figures based on measurements by the Geography Division of the U. S. Bureau of the Census, cited elsewhere in this volume.

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 100.-- LAND OWNERSHIP AND TENURE, BY ISLANDS: 1971-1974

[In acres. Includes area in public thoroughfares on Hawaii but excludes it elsewhere.]

Islands	Survey date	All owners <u>1/</u>	Federal <u>2/</u>	State <u>3/</u>	Counties <u>3/</u>	Private		
						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 <u>4/</u> ...	1968	2,560	-	2,560	-	-	-	-

1/ Because of the omission of public thoroughfares and for other reasons, totals by island differ considerably from official area data in other tables.

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 101.-- REAL PROPERTY OWNED OR LEASED BY THE FEDERAL GOVERNMENT:
1967 TO 1977

Subject	June 30, 1967	June 30, 1972	Sept. 30, 1976	Sept. 30, 1977
OWNED				
Number of installations	137	159	264	271
Land area, total (acres)	397,463.4	396,493.8	407,894.0	407,904.3
Urban	55,430.0	10,511.0	54,705.0	54,810.1
Rural	342,033.4	385,982.8	353,189.0	353,094.2
Number of buildings	11,928	11,305	14,281	14,512
Cost, total (\$1,000) <u>1/</u>	1,046,138	1,178,743	1,455,082	1,438,050
Land	25,517	46,078	51,377	52,152
Buildings	515,294	584,752	816,650	772,361
Structures and facilities	505,327	547,913	587,055	613,537
Predominant usage (acres):				
Agriculture and grazing .....	...	-	-	-
Forest and wildlife .....	...	1,767.4	3,106.4	3,106.4
Parks and historic sites .....	...	218,318.0	228,899.4	228,898.9
Power development and distribution ..	...	-	-	-
Reclamation and irrigation .....	...	-	-	-
Office building locations .....	...	30.4	47.5	52.3
Military, excluding airfields <u>2/</u> ...	...	174,945.7	128,200.4	163,835.7
Airfields .....	...	-	39,360.7	3,738.0
Harbor and port facilities .....	...	27.4	156.6	156.6
Flood control and navigation .....	...	625.7	1,482.1	1,480.8
Vacant .....	...	13.1	6.5	1.5
Institutional .....	...	1.5	359.5	359.5
Housing .....	...	81.4	84.5	84.5
Storage .....	...	-	529.8	529.8
Industrial .....	...	48.6	5,180.0	5,179.7
Research and development .....	...	11.0	6.2	6.2
Other land .....	...	623.6	474.4	474.4
LEASED				
Number of leases	231	253	254	226
Land area, total (acres)	30,055.6	48,601.8	47,108.2	47,262.0
Urban	21.7	35.9	145.4	147.0
Rural	30,033.9	48,565.9	46,962.8	47,115.0
Number of building locations	150	175	187	157
Floor area of buildings (square feet) .	418,085	521,196	745,121	352,876
Annual rental (\$1,000)	1,170	2,571	2,842	1,346

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

2/ Figure for 1972 includes all Department of Defense land used for military functions.

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

Table 102.-- DEPARTMENT OF HAWAIIAN HOME LANDS ACREAGE, LESSEES, AND APPLICANTS, BY ISLANDS: 1978

[The Department of Hawaiian Home Lands administers land set aside for the benefit of qualified native Hawaiians, who receive homestead leases and financial assistance from the Department.]

Island	Acreage: October 30, 1978		Lessees: October 1978		Applicant list: June 1978	
	Total	In home- stead use	Total awards	Resi- dential only	Total	Resi- dential
State total	190,413.7	25,148.3	3,052	2,425	5,929	5,350
Hawaii	111,405.9	16,643.0	655	507	1,035	666
Maui	29,075.1	17.2	89	89	365	342
Molokai	26,807.9	7,424.2	552	78	324	218
Oahu	5,072.5	533.0	1,568	1,566	3,851	3,843
Kauai	18,052.4	530.9	188	185	354	281

Source: Annual Report, Department of Hawaiian Home Lands, 1977-1978, pp. 10, 11, and 18.