

# Māori Land Update – Ngā Āhuatanga o te whenua

## June 2025 | Hune 2025

This update is issued by the Office of the Chief Registrar, Māori Land Court | Te Kooti Whenua Māori to provide key statistics on Māori land, including the number and total area of Māori Customary Land (MCL) and Māori Freehold Land (MFL) blocks, and how many of these are managed by trusts or incorporations versus those that are not. This information provides landowners, community groups, and government bodies understand the state and management of the reported land type.

### Māori Customary Land Titles:

Rohe	#	Area (ha)
Taitokerau	5	38.5573
Waikato-Maniapoto	14	48.2919
Waiariki	2	453.2479
Tairāwhiti	2	4.8688
Tākitimu	1	0.2124
Aotea	15	659.1240
Te Waipounamu	0	0.0000
<b>Total</b>	<b>39</b>	<b>1,204.3023</b>

### Māori Freehold Land Titles:

Rohe	#	Area (ha)
Taitokerau	5,495	139,016.4237
Waikato-Maniapoto	3,788	123,891.2221
Waiariki	5,208	305,634.0386
Tairāwhiti	5,386	277,210.8503
Tākitimu	1,440	88,093.4121
Aotea	4,061	412,194.9589
Te Waipounamu	2,325	66,129.6711
<b>Total</b>	<b>27,703</b>	<b>1,412,170.5768</b>

### Land Management Structures

Note: This includes management structure types of Ahu Whenua Trusts, Whenua Tōpū Trusts, Māori Incorporations, Māori Reservations, and trusts that are a sole owner of a block. See excluded land types on page 2.

Rohe	# Structures	# Blocks with Structures	Area with structures (ha)	# Blocks without Structures	Area without structures (ha)
Taitokerau	1,152	1,499	84,383.3834 (61%)	4,084	54,820.5056 (39%)
Waikato-Maniapoto	1,273	1,698	96,332.9114 (77%)	2,165	29,377.1078 (23%)
Waiariki	2,156	2,456	290,865.6680 (94%)	2,801	17,771.0417 (6%)
Tairāwhiti	1,393	1,845	239,550.8687 (85%)	3,610	41,332.8604 (15%)
Tākitimu	542	653	73,612.3493 (84%)	813	14,538.8091 (16%)
Aotea	1,227	2,198	442,511.0960 (93%)	2,020	32,170.9559 (7%)
Te Waipounamu	561	1,362	44,014.5627 (67%)	977	22,139.8634 (33%)
<b>Total</b>	<b>8,304</b>	<b>11,711</b>	<b>1,271,270.8395 (86%)</b>	<b>16,470</b>	<b>212,151.1439 (14%)</b>

### Other Statistics

- Blocks with a land management structure have an average size of 108.55 ha and average 211 beneficial owners;
- Blocks without a land management structure have an average size of 12.88 ha and average 41 owners;
- Overall an average Māori land block has a size of 52.64 ha and 111 owners; and
- The total number of allocated ownership records recorded in all blocks is 3,136.458

## Land Management Structure Details

Rohe	Total	Māori Incorporations	Ahu Whenua Trusts	Māori Reservations	Whenua Tōpū Trusts	Other Trusts that are sole owner
Taitokerau	1,152	14	509	626	1	2
Waikato-Maniapoto	1,273	13	956	294	6	4
Waiariki	2,156	27	1,578	538	7	6
Tairāwhiti	1,393	59	1,055	273	5	1
Tākitimu	542	6	416	111	4	5
Aotea	1,227	21	839	351	10	6
Te Waipounamu	561	8	427	124	2	0
<b>Total</b>	<b>8,304</b>	<b>148</b>	<b>5,780</b>	<b>2,317</b>	<b>35</b>	<b>24</b>

### Land Interest trusts

The total number of Whānau Trusts nationally is 12,247

The total number of Kaitiaki Trusts nationally is 2,459

### Exclusion List

The following land types have been excluded from this update:

- Crown Land, Crown Land Reserved for Māori, Other, General Land owned by Māori (a total of 450 blocks covering an area of 23,452.1288 ha); and
- Blocks pending internal review and investigation (a total of 220 blocks covering an area of 5,202.3754 ha)

### Copyright and Disclaimer

© Crown Copyright 2025

This annual update was produced by the Office of the Chief Registrar, Māori Land Court, Ministry of Justice, Wellington, New Zealand on 30 June 2025 and is intended to provide general information only. Whilst all reasonable measures have been taken to ensure the quality and accuracy of this information, the Ministry of Justice makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information contained herein.

This update should be read in conjunction with our standard disclaimer available on our website at <https://www.justice.govt.nz/about-this-site/disclaimer-and-terms-of-use/>