Heritage Survey: Stellenbosch Rural Areas
by Penny Pistorius and Stewart Harris - June 2004

Sub Area Name
Jonkershoek

Property Name
Rozendal, Jonkershoek, Stellenbosch District

Farm Number
328/7, 328/9, 328/12, 4795

Alternative Names
L'Auberg

Linkages
Lanzerac historical property, Herons Reach

Heritage Resource Name
Rozendal

Type of Resource
farm, guesthouse

Composites
farmstead

Photo Date Photographer
06/05 Penny Pistorius

Photo Title
Rozendal from the north east. Boundary with Klein Lanzerac in foreground is the scrub line between vineyards. The large building centre is guesthouse suites, the werf is to the right.

Photo Date Photographer
06/05 Penny Pistorius

Photo Title
Entrance to Rozendal
### Photo Date
1986

### Photographer
Neil Sutherland

### Photo Title
Detail of 1986 photo. Rozendal includes the two fields backed by a diagonal line of trees, below centre, the field with the house in, left, and the dark hillside behind (below the line of the road).

### Photo Date
1938

### Photographer
Chief Director: Surveys & Mapping

### Photo Title
1938 aerial photo.

### Photo Date
06/05

### Photographer
Penny Pistorius

### Photo Title
Timber house, Rozendal
**Photo Date**    **Photographer**
06/05           Penny Pistorius

**Photo Title**
L'Auberg guesthouse suites

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**Photo Date**    **Photographer**
1950s           Studio Lockley

**Photo Title**
Detail of 1950s Lockley photo

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**Photo Date**    **Photographer**
06/05           Penny Pistorius

**Photo Title**
Old orchard, Rozendal
Pastures in the valley south of the homestead

1902 map with approximate overlay of current cadastrals: orange blocks 17th century grants, yellow lines early 19th c, pink dots roads. Grey/black rivers.

Orthophoto with added cadastrals

From Botmaskop a ridge pushes out towards the south west, enclosing Jonkershoek valley. The Jonkershoekbergkloof stream and several other tributaries run down the east side of the ridge, which is Municipal land. Rozendal is west of...
Jonkershoekbergkloof, in a valley with two tributaries running through it and into a dam on Herons Reach (02.45) to the south, next to Westridge. South is the suburb Aanhouwing. The east boundary is down a gentle ridge, marked by trees, beyond which is the lower valley of and the farms De Forellen and Klein Lanzerac. The entrance to the property is at the top of Omega Road (photo 4), from which the drive to the homestead (Composite 1) curves westward, the road to the guesthouse suites running up a line of trees along the boundary of portion 328/7 past a timber house (photo 5). The main guesthouse is a contemporary Victorian style complex in a sloping pasture (photo 6). North of it is a vineyard. The guesthouse is linked to the main house by a path which runs through a remnant of old orchard (photo 7). North of the homestead the slopes are paddocks, still divided by windbreaks from the time it was orchards (photo 8, and see History).

### History

There is great uncertainty about the location of Isak Schriver’s 1692 grant but the surveyor Brink who made the 1902 map suggests that one limb of it was up the tributary that feeds Rozendal Dam (photo 9). Physical evidence of ancient watercourse modifications to irrigate surrounding fields may still exist. The north/west boundary aligns with a grant made to CJ Fick in 1817, by which time the valley was certainly being farmed. The land formed part of Lanzerac for most of its life (see Lanzerac Historical Property). When it re-emerged in the 20th century its other boundaries apparently related to field patterns. The house dates from the early 20th C so it is likely that this became a separate farm some time before then.

In 1938 there were extensive orchards around the farmstead, and some vineyards. Irrigation channels visible on the aerial photo may have earlier origins, and physical remnants may survive (not sought). The fields east of the house may have been vineyards or other crops. The property was owned by a Marais until the 1950s (not known if one of the Klein Gustrouw/Leef op Hoop Marais’), after which there were many owners in quick succession. From 1967 to 1982 (when it was purchased by the Ammans) it was owned by Mr Bailey, who bred European pheasants. The farm is said to have produced mainly pears, peaches and beans (but there are also vines visible in the foreground one of the old photos in the house).

The property's history should be studied further and the above outline confirmed.

### Historical Notes

Deeds Office search not attempted.

### Associated People

see Lanzerac Historical Property

### Associated Events

### References

1902 Brink Map CA M2-409 shows location of grants
1938 aerial photograph.
1980s orthophoto
1950 Lockley photograph
Site inspection 06/05
Ms Amman, pers. comm.

### Assessment

### Significance Statement

The property may include part of a 1692 Lanzerac grant, and the remainder was granted in 1817 -- by which time the well-watered, gently sloping valley was probably being farmed. Enclosed west, north and east by ridges, the property has a strong sense of place and is a significant part of the entrance to the Jonkershoek valley and its cultural landscape. Further investigation may provide information on early land modifications such as water channels.

### Significance Category

A, C, E

### Proposed Grading

3 heritage area (s. 31)
Vulnerabilities
The guesthouse is apparently the main activity on the property, and we were informed that there have been applications to rezone to hotel use. This could threaten the agricultural character of the sub-valley.

Recommendations
A detailed heritage study of the property should be required as part of any application for development or change in planning status, and the rural character of the property should be assured.

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<thead>
<tr>
<th>NHR Act Status</th>
<th>Date of Gazette</th>
<th>SAHRA File ref.</th>
<th>Official Grading</th>
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Maps

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Composites (groups of clusters of heritage resources: sub-places and areas)

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<tr>
<th>Property Name</th>
<th>Composite Name</th>
<th>Type of Resource</th>
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<tbody>
<tr>
<td>Rozendal, Jonkershoek, Stellenbosch District</td>
<td>Rozendal farmstead</td>
<td>farmstead</td>
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Objects

<table>
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<tr>
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<tbody>
<tr>
<td>house</td>
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<tr>
<td>barn</td>
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</table>

Photograph Date
06/05

Photographer
Penny Pistorius

Photo Title
Outbuilding, Rozendal
Visual Description

The farmstead is located in the south western portion of the property, on the gently-sloping land above the dam (now a separate property, see 02.45). There are various buildings around the house (Object 1) and barn (Object 2) that do not appear on the 1938 aerial photo, including a cottage to the north west (not photographed), a worker's house with asbestos roof and steel windows to the south east of the barn (photo 3) and a characterful outbuilding (stables?) in the paddock north east of it (photo 4).
**Composite - History**

**History**
Only the house and part of the barn are visible on the 1938 aerial photo. See Objects

**Associated People**

**Associated Events**

**References**
See Property

**Composite - Assessment**

**Significance Statement**
A characterful farmstead in the enclosing cup of a sub-valley near the entrance of Jonkershoek valley, of which some elements date from the early 20th C and some are later. Contributes to the variety of the cultural landscape.

**Significance Category**
A, C, E

**Proposed Grading**
3 heritage area (s. 31)

**Vulnerabilities**

**Recommendations**
Further research; heritage study prior to further development related to guesthouse use.

**Official Grading**

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**Composite - Objects**

**Property Name**
Rozendal, Jonkershoek, Stellenbosch District

**Composite Name**
Rozendal farmstead

**Heritage Resource Name**
Rozendal house

**Catalogue Number**
02.41/01.01

**Type of Resource**
house
**PhotoTitle**
Rozendal house, north east side

**PhotoTitle**
Rozendal house, south east side

**PhotoTitle**
Rozendal house, south side
**Photograph Date**
06/05

**Photographer**
Penny Pistorius

**PhotoTitle**
Rozendal house, west side

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**Photograph Date**
1920s

**Photographer**
Amman family

**PhotoTitle**
Rozendal house, east side, 1920s photo.

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**Photograph Date**
1920s

**Photographer**
Amman family

**PhotoTitle**
Rozendal house, south west side, 1920s photo.
Objects - Description

Visual Description
The house is T-shaped as a result of a dining wing added on the east side, which has sash windows and French doors. The main wing is entered from the east. It has been considerably altered, including raising the roof to accommodate rooms with west-facing dormer gables, various changes to openings and internal layout, and extensions of stoeps and pergolas. The general effect is of a pleasant house with various layers in a garden which extends into the surrounding lands. See photos. It is used as family residence, guesthouse reception, living rooms and dining, and guesthouse accommodation.

Condition (short)
Good

Architectural Style
Edwardian, altered

Objects - History

History
There are photos dating from the 1920s in the house (photos 5-7), and one in which the women appear to be dressed in an even earlier fashion (photo 8). In the 1920s the house consisted only of the main wing, with a stoep and pergola on the east and south sides, and a verandah with precast columns and dipped wall, with a stoepkamer at one end, on the west side. There is no west verandah on the older photo, which shows the south end of the building with a recessed central door (probably double) with arched fanlight, flanked by sashes 4 panes wide and with a loft window above.

Construction Date
Early 20th C?

Associated People

Associated Events
References
See also Property
Prints of early 20th C photos in the house
Ms Amman, pers. comm.

Objects - Assessment

Significance Statement
An early 20th C house which has been (generally sympathetically) altered to accommodate changing
uses over time.

Significance Category
A, C, E

Proposed Grading
3 heritage register (s. 30)

Vulnerabilities

NHR Act Status
older than 60 years (S. 34)

Date of Gazette

Official Grading

Recommendations
Further research, including building fabric study.

Composite - Objects

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<td>outbuilding</td>
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<tr>
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<th>Photograph Date</th>
<th>Photographer</th>
<th>PhotoTitle</th>
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<tbody>
<tr>
<td>02.41/01.02</td>
<td>06/05</td>
<td>Penny Pistorius</td>
<td>Rozendal barn, north side</td>
</tr>
</tbody>
</table>
Photograph Date
06/05

Photographer
Penny Pistorius

PhotoTitle
Rozendal barn, south side (part)

Objects - Description

Visual Description
A sprawling outbuilding consisting of various connected pitched-roof and flat-roofed parts, with various openings including large sliding timber doors, steel windows, stable doors. It is difficult to establish which part (if any) is old.

Condition (short)
Good

Architectural Style
utilitarian

Objects - History

History
A long outbuilding is visible in this position on the 1938 aerial (see Werf).

Construction Date
Partly pre-1938?

Associated People
See Property

Associated Events

References
See Property

Objects - Assessment

Significance Statement
This multi-purpose farm outbuilding may incorporate pre-1938 fabric; it is in any case a characterful part of the farmstead.

Significance Category
A, C, E

Proposed Grading
3 heritage register.

Vulnerabilities

NHR Act Status
Part may be older than 60 years
(S. 34)
Recommendations

Further research, including building fabric investigation.