



EXCEPT
INTEGRATED SUSTAINABILITY

REGEN RESORTS

Regenerative by design and unforgettable by nature

We increasingly seek meaningful and inspiring experiences. We immerse ourselves in nature, cultural involvement, and spend our free time mindfully to grow and play. A regenerative resort uses best in class sustainability performance to elevate these experiences, and to give sustainability a personal meaning for all, imparting a lasting impression and inspiring ideas to apply to daily life.

We co-create next generation innovative projects with organizations wanting to lead the way in sustainable, future-proof resorts and holiday destinations. We support the development with deep analysis, smart business modeling, innovative design, master-planning, and efficient management.



OUR VISION FOR THE HOLIDAY OF THE FUTURE

The tourism industry is embracing sustainable practises to protect the natural capital that it depends on, and to meet growing consumer demand for sustainability.

The first steps in sustainable development have become mainstream, such as energy reduction, water management, responsible purchasing, and protecting biodiversity. Responsible development requires the adoption, reporting, and management of these new practises. These are focused on minimizing harmful impact on the environment. We see a path that goes beyond this, towards a truly regenerative environment.

REGEN RESORTS

In our vision, an ideal holiday goes beyond the recommended standards of low impact. Regen Resorts aim to deliver leisure and tourism experiences that inspire a lasting positive mentality— for visitors, the environment, and society. Visitors experience ways of life that inspire change, far beyond the duration of their visit.



INTEGRATED SUSTAINABILITY

By embedding ecosystem services deep into the physical infrastructure, we can grow healthy organic food right next to the dinner table. Visible bio-organic innovations bring health, relaxing atmospheres, delicious food, learning, and playful experiences, and a deep sense of wellbeing.

A holiday at a Regen Resort, consciously and unconsciously, demonstrates an invigorating new way of life. It shows how deeply systemic sustainable living gives a relaxing and pleasurable holiday experience— and it illuminates life, for now, and for the long term future. These deep and lasting impressions change the daily reality of visitors, who then become lifelong advocates for the resort's brand.



REGEN RESORTS BENEFITS

We work in co-creation with clients to realise regenerative resorts for both new construction and refurbishment.

- › A model of systemic sustainability that leaves a marked impression in the lives of guests. The resort is a resilient, naturally flourishing, profitable, and future-proof model for a sustainable society.
- › An environmentally responsive resort that incorporates the advantages of renewable energy technology, biophilia, nature, and toxin-free circular materials.
- › A choice of performance levels, from energy and water efficiency, to complete self sufficiency including food production on site.
- › Involvement of the surrounding community, and incorporation of the UN's Sustainable Development Goals.



THE SiD APPROACH

Except uses a specially developed integrated sustainability process, Symbiosis in Development (SiD). It combines analysis, strategy, design, and sustainability science in a co-creation process.

- › Bespoke, innovative design embedded with cutting edge sustainability science, promoting and preserving ecosystem services and the site's natural capital.
- › Going beyond the requirements of LEED and BREAM certifications.
- › Integrated business model and financing development, resulting in solid long-term investments, enhanced and protected future value increase, and long term customer retention.
- › A SiD co-creation process that streamlines support together with the local community, landowners, local municipalities, and other stakeholders.

SUSTAINABLE RESORTS OVERVIEW

Integrated concepts deliver more than the sum of their parts. Smart technology works hand in hand with lush nature, culture, and engaging program activities. Together they let visitors experience a new model and inspiration for living a healthy, active, exciting, and future proof lifestyle.

FOCUS AREAS

Self Powered Energy

Air & Water Security

Healthy & Toxin-Free

Regenerative Design

Inspiring & Educational

Resilient Investment

Nature & Biodiversity

TECHNOLOGY EXAMPLES



Serious Game
Experience Systems



Energy Positive
Climate Systems



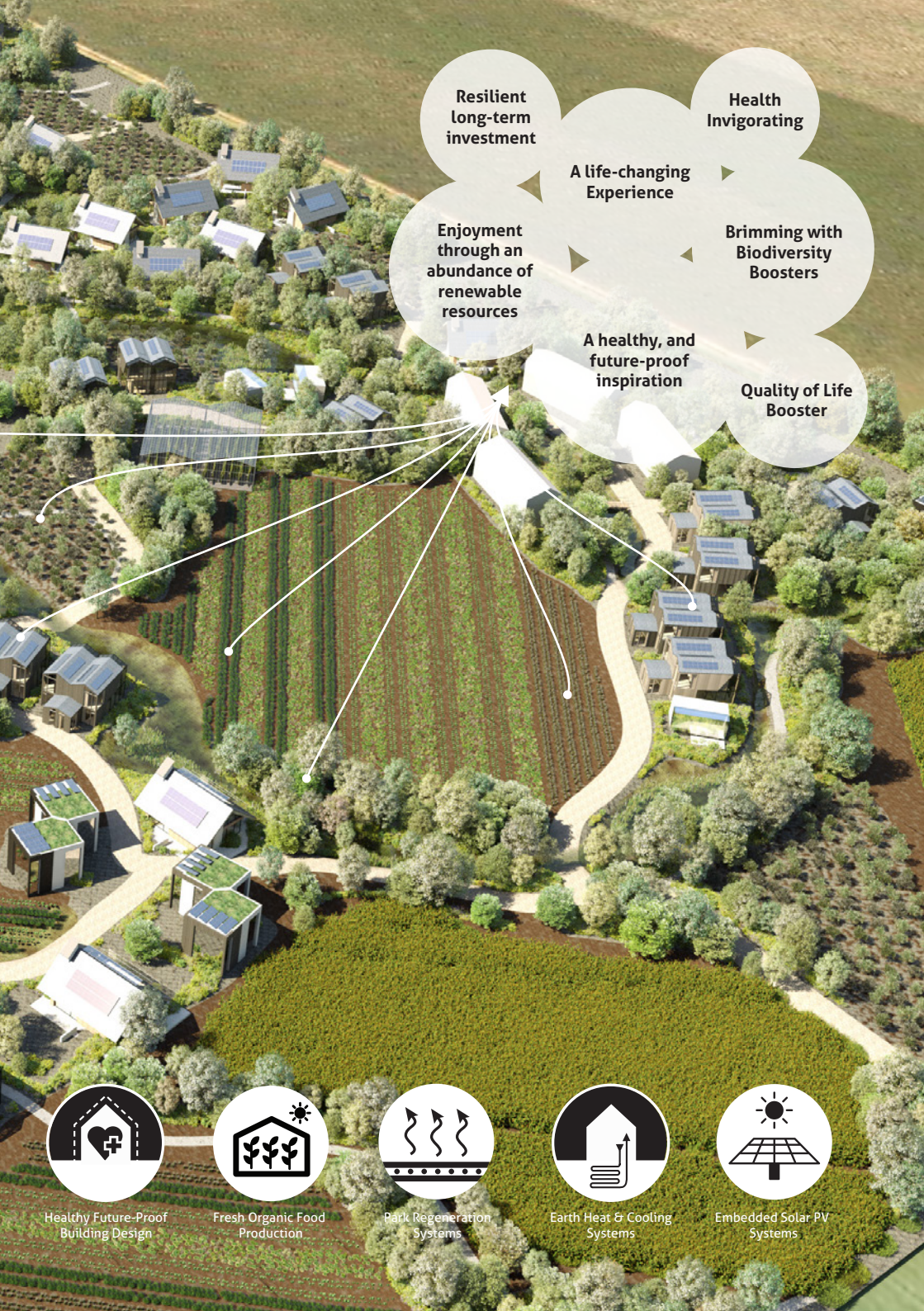
Natural Pools &
Constructed Wetlands



Ecosystem Services
& Biodiversity Boosters



Rain Water Collection
& Filtration



**Resilient
long-term
investment**

**Health
Invigorating**

**A life-changing
Experience**

**Enjoyment
through an
abundance of
renewable
resources**

**Brimming with
Biodiversity
Boosters**

**A healthy, and
future-proof
inspiration**

**Quality of Life
Booster**



**Healthy Future-Proof
Building Design**



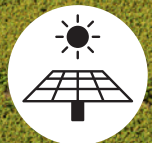
**Fresh Organic Food
Production**



**Park Regeneration
Systems**



**Earth Heat & Cooling
Systems**



**Embedded Solar PV
Systems**

EXAMPLE PROJECTS

Since 1999, we apply our integrated sustainability approach to over 500 projects worldwide. Below are some examples that make us proud. Find more projects on our website (www.except.nl).



REGEN VILLAGES

This unique masterplan realizes a housing neighborhood of 203 houses in the Netherlands, self sustaining in water, power, food and waste, in an exemplary healthy, biodiverse and future-proof setting. Designed on a 50 hectare site in an area called Oosterwold outside Amsterdam, it exemplifies affordable, regenerative, and self-sustaining living.

- › A fully integrated closed-loop (circular) urban metabolism, making it self-supportive for all of its essential needs.
- › A lush landscape, integrated with permaculture, and agroforestry food production. Greenhouses with efficient hydroponic growing systems and vertical farming provide fresh vegetables, fruits, and herbs.
- › A landscape optimized for regenerating biodiversity, optimizing species diversity, cleaning water and air, and ecosystem services.
- › Health benefits, adapting to long term evolving needs and technologies. Educational programs and embedded entertainment.



ARKNA ECO PARK

In Rakvere, Estonia, we developed the masterplan for the 671 hectare self-reliant Arkna Eco-Park. The park is built on a historical site from 1527, combining the richness of a heritage site with best in class sustainability eco-tourism.

It includes unique sustainable agriculture systems, integrated with energy and waste systems. There is on-site dairy, cheese, herbs, bread, and vegetable production. The masterplan includes planning and design, marketing strategy, identity, closed loop metabolism, food systems, events, and design guidelines down to employee clothing.



SALESFORCE SAN FRANCISCO TRANSBAY CENTER

The San Francisco Transbay Center redevelopment project realizes the world's largest rooftop park in the center of one of the world's most exciting cities. We developed this concept together with Pelli Clarke Pelli Architects, restructuring the existing transport hub in the city center.

It features innovations such as water purification, air filtration, ecosystem services, improved biodiversity, and adds an exhilarating new green space in the center of the city. A smart integrated business model delivers a public park with private funding, while generating a healthy profit.

WORKING PROCESS

We can support during any of the following stages, or help run the process from A to Z:

1

BRIEF DEVELOPMENT AND PROJECT GOAL

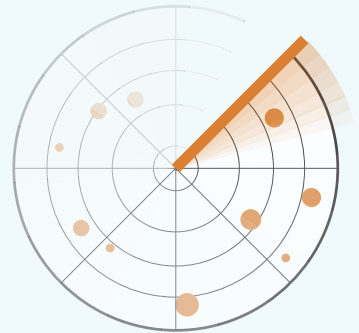
Together with the client we explore possibilities and requirements for the resort. We analyze the location, and determine boundary conditions. We map relevant stakeholders, and sketch the performance goals and financial targets.



2

OPPORTUNITIES AND RISK SCAN

We perform an in-depth scan of the plan and property with our SiD framework. We find unique possibilities for the resort and discover risks, such as using ecosystem services, renewable energy, involvement of the community, and smart ways to manage risk.



3

CONCEPT DESIGN AND BUSINESS MODEL

Knowing the challenges and opportunities, we develop a custom concept plan for the resort, and a business model that supports it. We determine target audience, market placement, as well as spatial planning, program, and construction types.



4

DESIGN AND ENGINEERING

Our engineers, architects, and sustainability experts design the resort, together with chosen partners. Through integrated bioclimatic design, we harness the solar, wind, and biological cycles to achieve a self-sustaining place.



5

CONSTRUCTION AND ACTIVATION

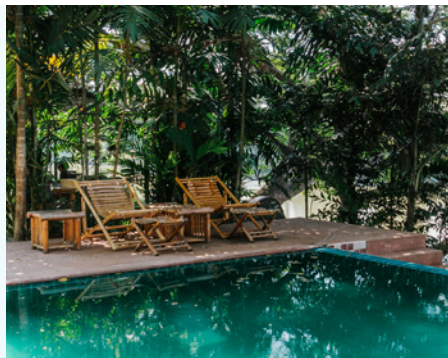
We deliver the project execution plan, seek locally available contractors for execution, and guide the development to completion to ensure quality and performance.



6

AFTER CARE

Once operational, we help to track performance of the resort and adjust it to optimum operational conditions.



SOME OF OUR CLIENTS & PARTNERS



WHAT THEY SAY ABOUT US

"Except has excellent knowledge, resources, and work ethic. They provided realistic options for significant sustainability improvements with innovative solutions. It couldn't have been better."

Greg Powell, CEO Shire of Merredin,
Western Australia

"Except's people work extremely hard and invest unbelievable amounts of energy into solving your problem, making it their own and getting to the bottom of it."

Bart Verhagen, Development
Manager, Estrade Housing

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