

Our sustainability approach

Design

START



TERRE BLANCHE HOTEL SPA GOLF RESORT*****

115 SUITES & VILLAS • 4 RESTAURANTS • TWO 18-HOLE GOLF COURSES • THE ALBATROS GOLF PERFORMANCE CENTER • REAL ESTATE

3100 Route de Bagnols en Forêt • 83440 Tourrettes • Provence Côte d'Azur • France

www.terre-blanche.com

THE GOLF COURSES

THE INFRASTRUCTURE

THE SUPERSTRUCTURES

FIRE SAFETY



The golf courses

- FIND OUT MORE



The infrastructure

- FIND OUT MORE



The superstructures

- FIND OUT MORE



Fire safety

- FIND OUT MORE

The *golf courses*

ARCHITECTURE

CONSTRAINTS

Architecture

Nature is the inspiration behind our golf courses inaugurated in 2004 with valleys, lakes, gullies, waterfalls, forests and more. Golf architect Dave Thomas managed to preserve this magnificent site's existing reliefs and vegetation.

The courses have been sculpted not only to be attractive and to meet golfing regulations, but also to collect as much water as possible using man-made **thalwegs**. Drains to collect rainwater and surplus irrigation water have been located so as to channel this water down gullies and into lakes.



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Terre Blanche had no topsoil resources available on site.

This caused a problem as to how to create a golf course without using far-off deposits, which are destructive, or mean unreasonably transporting thousands of tonnes of topsoil. To solve this problem, Terre Blanche produced a large proportion of its topsoil by re-using materials, by-products of on-site crushing, and mixing them with organic inputs such as compost or manure from farms that are always looking for recycling opportunities.

WATER RESOURCES

WEATHER CONDITIONS



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WATER RESOURCES

WEATHER CONDITIONS

The golf courses spread across a 300-ha site with diverse topography, requiring regulation of its water needs, a resource limited by administratively defined quotas (and three additional moderating criteria: daily volume, instantaneous flow rate and annual volume). This site's irrigation is managed by computer equipment enabling each sector to be watered as accurately as possible on a case-by-case basis and according to the season and amount of sunshine.



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Terre Blanche is mainly north-facing with some fairways in the shade, especially during the winter solstice.

Very significant temperature differences between night and day, which can exceed 20 °C, require adapted irrigation means, as well as types of grass capable of withstanding such conditions.





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THE RAW WATER FILTRATION UNIT

UNDERGROUND CAR PARKS

Our philosophy

As a matter of principle and through a long-term economical vision for its operation, Terre Blanche has systematically encouraged, the building underground of any structure that does not need to be above ground. Building locations are unfortunately and all too often dictated by an economic consideration of immediate profitability.

What's more, the utility networks' accessibility was prioritised so they could be adapted to the effectively preserving the landscaping that buried networks could not sustain.

The impact in terms of surface waterproofing is also reduced and thereby contributes to the sustainable management of run-off water for which the largest permeable surfaces are necessary to reduce instantaneous flows.



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The utility tunnel

Terre Blanche Hotel, a Provençal village at heart, is built around the main building.

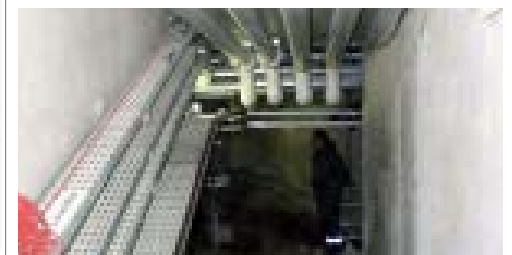
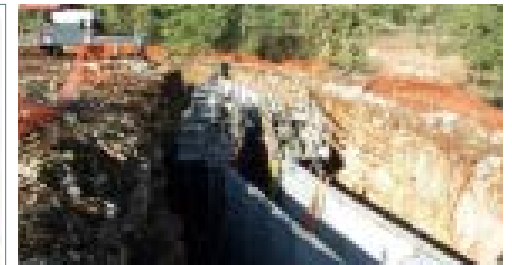
The suites and villas are linked to it using a buried utility tunnel that runs under the golf cart paths.

During the building phase, this utility tunnel met the worksite's organisation objectives. Now that the resort is in operation, it enables the equipment to be maintained without affecting the running of the hotel and disturbing the guests' peace.

This tunnel also enables us to continually adapt the Terre Blanche Hotel to new technologies at a low cost, without any surface work impacting the plant cover.

This structure has become a reference, an example and even a guide for "what to do" for any similar programme.

Each villa's connection to water, energy and drainage networks is carried out by means of this utility tunnel buried under the golf cart access roads.



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The raw water filtration unit

Raw water from St Cassian Lake can be turbid depending on the weather and run-off with alluvial input in the catchment basins.

Terre Blanche has equipped itself with a mechanical filtration unit (sand filters) to make the raw irrigation water usable in a drip network and micro-sprinklers.



ST. CASSIAN LAKE



FILTRATION UNIT



RAW DRINKING WATER



PUMPING STATION



TWO RESERVOIRS
Raw irrigation water



IRRIGATION WATER

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Underground car parks

To reduce the size of the impermeable surfaces and the footprint of its buildings, Terre Blanche chose to bury some of its structures, which also considerably reduced the visual impact of unsightly equipment and heat sources through solar radiation reverberation.

For example, each vehicle requires 25 m², including driving space.

By stacking the parking levels, these impacts on the ground are divided by the number of storeys created.



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RECYCLING OF MATERIALS

The excavated material created by moving earth to build the structures was recycled on the site itself.

Reused as a road underlay or to make substrate, nothing was lost:

- 400,000 tonnes treated (production of powders, gravel and ballast)
- Reuse on infrastructure: RD 56, Chemin des Crouis and primary internal roads.

WORKSITE FUNCTIONAL CONSTRAINT SPECIFICATIONS

ENVIRONMENTAL MONITORING

LAND TRANSFER SPECIFICATIONS



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RECYCLING OF MATERIALS

"When the site became operational, the owner drew up Worksite Functional Constraint Specifications (CCFC) and incorporated them into the contractors' files.

"These specifications define the organisation and means to be implemented at each construction phases of the operation in order to preserve the environment and reduce the impacts associated with any activity of this type."

This means both for Terre Blanche and for any owner of land within the resort, it is mandatory to strictly comply with the rules and methods that respect the environment, for any construction project.

WORKSITE FUNCTIONAL CONSTRAINT SPECIFICATIONS



ENVIRONMENTAL MONITORING

LAND TRANSFER SPECIFICATIONS

WORKSITE FUNCTIONAL CONSTRAINT SPECIFICATIONS (CCFC)									
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

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ENVIRONMENTAL MONITORING

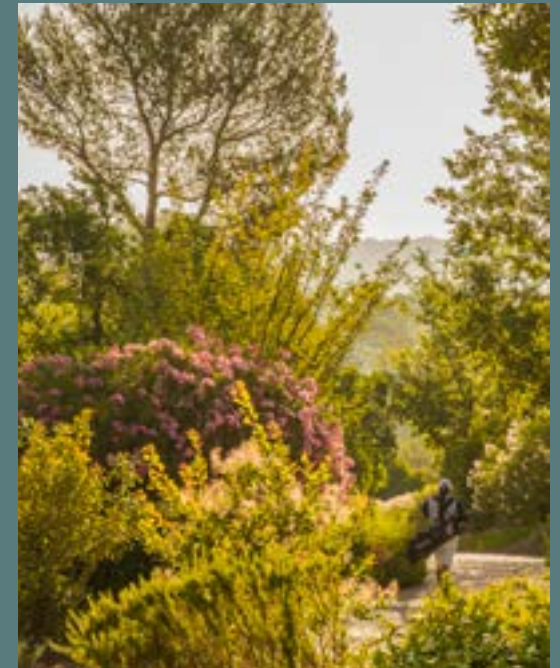
LAND TRANSFER SPECIFICATIONS

By following the ZAC (Zone d'Activité Commerciale - Commercial Area) Specifications and building provisions, Terre Blanche has put in place provisions to protect and monitor environmental impacts, both in terms of construction and operation.

The objectives are to check compliance with the requirements of the ZAC Specifications, implement mitigation measures (if something is destroyed, replacements or improvements must be made, etc.) and provide additional measures dealt with on a case-by-case basis, in particular in terms of impact on fauna and flora and hydrological impact.

- Find out more

("Sustainable Approach - Our Philosophy" document)



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RECYCLING OF MATERIALS

Terre Blanche offers several plots for sale. Any buyer can thus enjoy exclusive advantages but must comply strictly with the rules regarding respect for the environment and the beauty of the place.

The Land Transfer Specifications and Appendices therefore provide, among other things, for all purchasers to comply with specific provisions on methodology and building organisation, in particular with regard to the neutrality of the impact on the environment and any resulting mitigation measures.

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Terre Blanche Hotel

The construction principles of the Terre Blanche Hotel have given priority to:

- Materials that can be moved by hand, avoiding the use of tower cranes which destroy the environment
- Reducing storage areas to preserve natural spaces
- Natural, non-polluting materials
- Ready-to-use materials (concrete, glue, etc.) to eliminate any risk of pollution on site

The architectural choices and the technical design of the installations favours adaptation to the ground and the creation of crawl spaces to reduce excavations, backfill areas and any footprint that damages the environment and remarkable trees (oaks, etc.).



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Terre Blanche Spa

Construction work on Terre Blanche Spa, which began in 2005 and was completed in 2007, created one of Terre Blanche's emblematic locations.

Covering an area of 3,500 m², the Spa offers a unique location consisting of a 20 x 7 metre indoor pool, heated all year round to 28 °C.



TERRE BLANCHE SPA

- Outdoor pool with water jets and bubble bed heated to 35 °C
- Mixed 45 °C hammam, 100% humidity
- Mixed 90 °C sauna, 0% humidity
- Mixed 65 °C laconium, 45% humidity
- 2 couples' massage rooms
- 2 couples' suites with private terrace, jacuzzi, hammam, shower and changing room
- 10 individual massage rooms including 4 with private terraces
- 2 relaxation rooms (women/men)



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The Albatros Golf Performance Center

The centre offers 64 driving range bays on two levels, 1 fitness centre, 1 pro shop, 1 meeting room, the Terre Blanche Golf Academy and the Biomecaswing Center.

Started in 2008, it was completed in 2009. The central play area performs a dual role, as it is one of the main balancing pools at Terre Blanche, with a capacity of 3,000 m³.

This dual function, both fun and useful, is a typical example of how Terre Blanche is smoothly integrated into the site.



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The Golf Course Maintenance Department (PMPG)

Begun in 2013, work on the PMPG was completed in 2015. Born of a need to store and maintain the equipment required to maintain the two 18-hole golf courses, as well as the resort's green spaces, it now boasts:

- A team of 40 to 50 people (gardeners, water distribution managers, mechanics, etc.)
- Rolling stock (lawnmowers, tractors, etc.)
- A storage area for sand, fertilisers, grasses, etc.
- A washing area
- Maintenance equipment
- A mechanical workshop



Fire safety

INTERNAL INFRASTRUCTURE

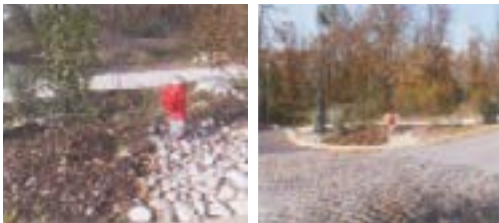
THE LAKES

THE FAIRWAYS

CCTV

THE MOBILE BRIGADE

Terre Blanche has rolled out a network of fire hydrants within the resort, judiciously positioned close to the places most at risk of fire.



Fire safety

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THE MOBILE BRIGADE

With a capacity of 70,000 m³, the raw water reservoirs used for irrigating the golf courses (mainly Le Château) are supply points available to the Departmental Fire and Emergency Services (SDIS) to replenish water-bomber helicopters.

These water reserves contribute to fire-fighting resources both in Terre Blanche and the surrounding area through rapid response and rotation.



Fire safety

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The fairways serve as corridors protecting against the spread of forest fires and the “flight” of burning pinecones.

At high temperatures, pinecones explode and can be projected more than 50 m from the tree.

The width and composition of the fairways act as an inflammable barrier.



Fire safety

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The best possible way of fighting fire is to intervene as soon as it starts. Once a fire has been declared, controlling it requires significant resources with the sole aim of preventing its spread by lighting backfires.

Protection of Terre Blanche and its surroundings requires remote monitoring to anticipate fire outbreaks and prevent them from spreading.

Video surveillance equipment that uses comparative image analysis to detect cold smoke, the early warning sign of a fire, is located upstream of Terre Blanche in relation to the prevailing wind (the Mistral), on land owned by Terre Blanche.

This automatic monitoring is performed night and day, and the images are transferred to the Terre Blanche central control station over a territory corresponding to the range of the cameras, i.e. a circle with a radius of about 15 km.

Three control towers precisely position any anomalies via triangulation, enabling the response teams to quickly get to the site of the fire without having to search for it. A visual and audible alarm informs the surveillance operator when cold smoke is detected.

In the general interest of the Canton, Terre Blanche makes its equipment available to the professionals in charge of the surveillance of the territory by agreement with :

1. The Departmental Fire and Rescue Service for the repatriation of video streams
2. The Communal Committee for Forest Fires of the commune of Saint-Paul en Forêt.



Fire safety

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THE MOBILE BRIGADE

Terre Blanche has set up a fire risk prevention team who work at the resort to compensate for any human error that causes a fire to break out (worksite, barbecue, spark, etc.).

The fire risk prevention brigade is equipped with two light vehicles with fire engines and water tanks to act as first responders.

