



Planning



Groupe Eurotunnel, an eco-responsible and innovative developer servicing of the economic development of the area,

A major player in the field of innovative transport infrastructures, the Groupe Eurotunnel has been entrusted by the French public authorities to develop this area.



Cité - Europe

The group has thus gradually transformed part of its land reserves in Coquelles into a joint development zone covering 700 hectares (1,730 acres) to accommodate the tenth biggest shopping centre in France (Cité - Europe, 7 million visitors per annum), car dealers, a multiplex cinema complex with twelve cinemas, fifteen restaurants, a hotel complex for the Accor group, a business park and a private clinic.

An innovative developer, Groupe Eurotunnel is today developing in partnership with Star Capital Partners a project for the interconnection of the electricity networks between France and Great Britain.



Euro Immo GET, a subsidiary of Groupe Eurotunnel

In the context of its mission as development concession holder for the Waterfront eco-village and golf course at the Porte des Deux-Caps, Groupe Eurotunnel has created a subsidiary, Euro Immo GET, in which it has a 100% stake.

The group has engaged the Project Management Assistance services of the semi-public company ADEVIA, for its technical mastery of complex development projects and its great expertise in eco-districts.

2013

- Planning application study and procedures
- Filing of the first planning consent
- Project management studies

2014

- Launch of development phase
- Real estate programme commences

2015

- Launch of the marketing phase
- Creation of Golf course

2016

- Golf course opening



Key information

121 hectares (299 acres) of land set aside for the golf course

40 hectares (99 acres) of land set aside for the real estate programme, comprising more than 500 homes earmarked as follows:

90 course-side villas 240 holiday homes 180 community homes

1,600 (0.4 acres) square metres retail and service units

29 M€ of investments for the development

A club house and spa hotel

A balneotherapy complex

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At the foot of Cap Blanc-Nez, on the Channel coast, a stone's throw away from the site where Louis Blériot took off to fly to England



2016 a new seaside resort and world class golf



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At the foot of Cap Blanc-Nez, on the Channel coast, a natural environmental landscape of high quality

The project will be located on the French Opal Coast to the west of Sangatte Blériot-Plage (Pas-de-Calais):

- the gateway to the Grand Site des Deux-Caps,
- opposite the Dover Straits, nominated as a UNESCO World heritage site,
- in the immediate vicinity of the Sangatte and Cap Blanc-Nez beaches.



In the heart of a euro-regional tourist catchment area

The seaside eco-village and the golf course at the Porte des Deux-Caps are located in the heart of a British, Belgian and Dutch euro-regional tourist catchment area famous for its keen golfers.



A direct access from the Channel Tunnel

The site is immediately accessible from the main road and transport infrastructures for the Calais area:

- 5 min from the A16 motorway linking Paris with Belgium via the Opal Coast and the A26 motorway,
- 10 min from the exit to the Channel Tunnel and Calais-Frethun railway station,
- 15 min from the Port of Calais.

In line with the tourist development programme led by the Town of Sangatte and the Grand Site des Deux-Caps

As a back-up to the Waterfront eco-village and golf course at the Porte des Deux-Caps project, the Town of Sangatte plans to develop additional sports, cultural and leisure facilities comprising a sailing resort, the creation of an equestrian centre, a place devoted to the history of the Dover Straits, the enhancement of the sea front and the sand dunes, the development of greenways and hiking trails.



Kingsbarns Links near to Saint-Andrews.

A programme of 160 ha (395 acres) combining the practice of golf with seaside leisure activities

A golf links of international standing

Located as an extension of the real estate programme, the future golf links of the Gateway to the Two Capes will cover 121 ha (299 acres).

It will comprise:

- an 18-hole course,
- a 9-hole course of Pitch & Putt type for beginners,
- a driving range,
- a golf instruction centre,
- a club-house including a spa-hotel.

The golf course will be designed by promoting a naturalistic approach particularly respectful of the landscape and environmental quality of the site, inspired, for example, by the Scottish style links such as the one in Kingsbarns near to Saint-Andrews.



Balneotherapy

Types of housing

- Collective
- Intermediate
- Individual dense
- Villa

An eco-housing development

The real estate programme planned for the 40 ha (99 acres) located on the outskirts of the town of Sangatte will be an eco-district.

The exemplary nature of the architectural and technical innovation of buildings will be sought, with the objective of exceeding the thermal regulations in force:

- beyond the BBC standards between 2012 and 2016,
- beyond the "passive building" standards between 2012 and 2020
- beyond the "positive energy building" standards from 2020.



Examples of eco-housing

A residential programme of 40 ha (99 acres) of which 60% devoted to tourist accommodation

The residential programme will be integrated as an extension to the town of Sangatte located on the sea front.

It will provide a combination of tourist accommodation and holiday homes on the one hand and permanent homes on the other hand on a 60-40 basis respectively. The following are planned by Euro Immo GET, a subsidiary of Groupe Eurotunnel, the development concession holder:

- 90 villas as main residences and holiday homes to the south of the programme along the edge of the golf links and covering an area of 92,400 square metres (22.8 acres)
- 240 tourist accommodation units over an area of 38,000 square metres (9.4 acres)
- 180 collective housing units as main residences in the continuity of the town of Sangatte covering 38,000 square metres (9.4 acres)
- 1,600 square metres (0.4 acres) of shops and services

A balneotherapy complex on the sea front

The project includes the creation of a wellness and fitness centre on the sea front. It will make use of an existing building pre-empted in 2008 by the local council and located on the sea front, in the heart of the town of Sangatte. It will accommodate a hotel complex.