

Project status - Varde Municipality
2025.08.27



Integrated sector project in Krageris

WA3RM





Agenda

- **Timeline**, from concept to presentation – how has it progressed and what are the upcoming steps
- **Project commitment**
- Getting ready to Project Submission for **Zoning Approval**
- Getting ready for **Operations**
- **Master Plan** illustrating the layout of key buildings and elements
- **Visual Representation** of the project
- **Key Concerns** expressed by local residents
- **Questions & Answers**

The Krageris project is dedicated to promoting sustainable development within Ølgod City and across the wider Varde Municipality

A Future-Proof Community

Hosting a modern DC puts Varde on the global map as a leader in digital innovation and sustainability – bringing prestige and long-term opportunities to the region.

Smarter Use of Resources

Excess heat from DC is reused to power greenhouses, reducing energy waste and cutting CO2 emissions – a model for circular economy. Ølgod District Heating also in the loop.

Local Food, Local Jobs

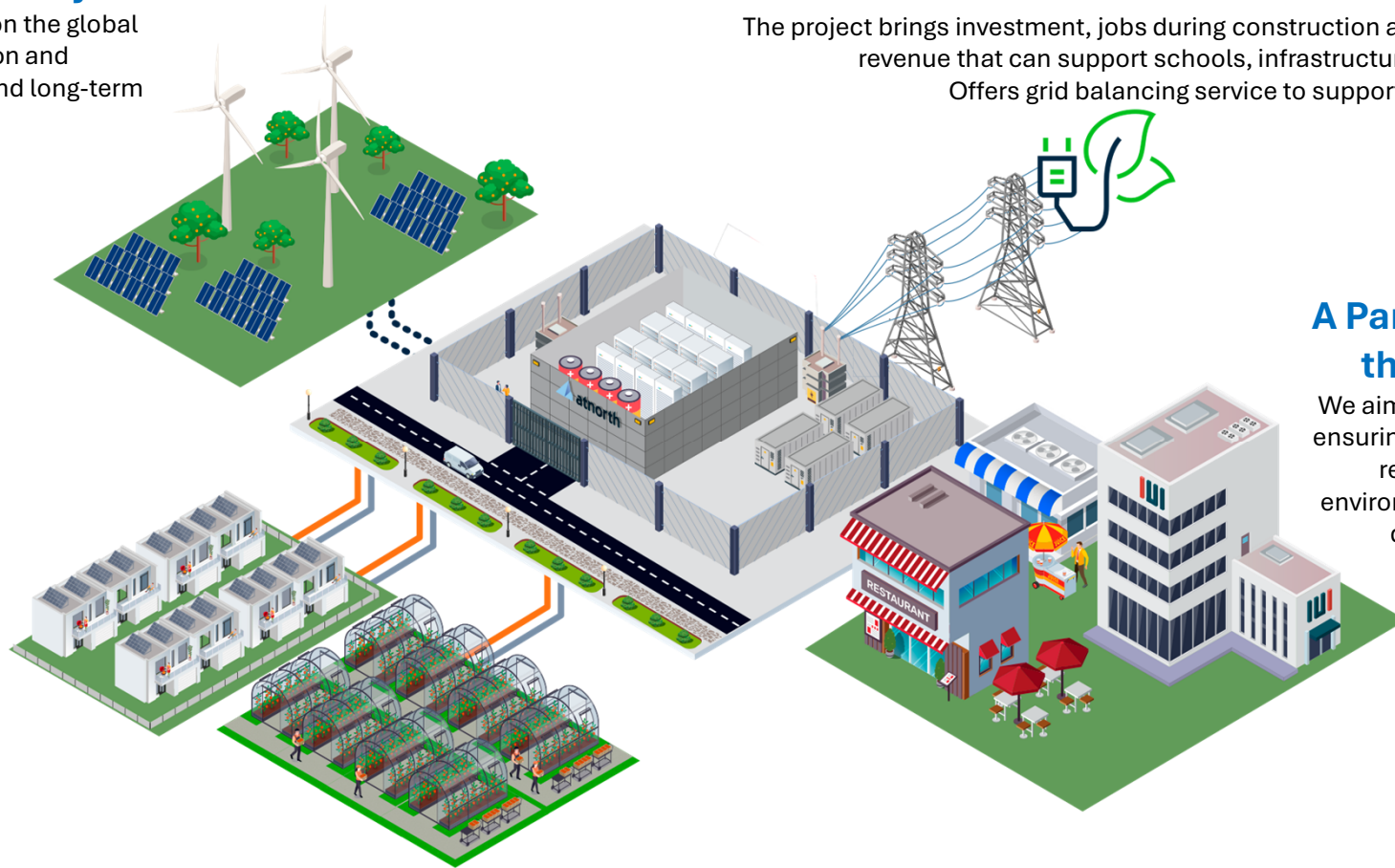
DC powered greenhouses will produce fresh, locally grown vegetables, strengthen food security and create new jobs (600) in agriculture and technology.

Economic Growth and Community Investment

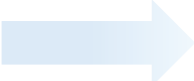
The project brings investment, jobs during construction and operation, and tax revenue that can support schools, infrastructure, and local services. Offers grid balancing service to support VE growth. In region.

A Partnership with the Community

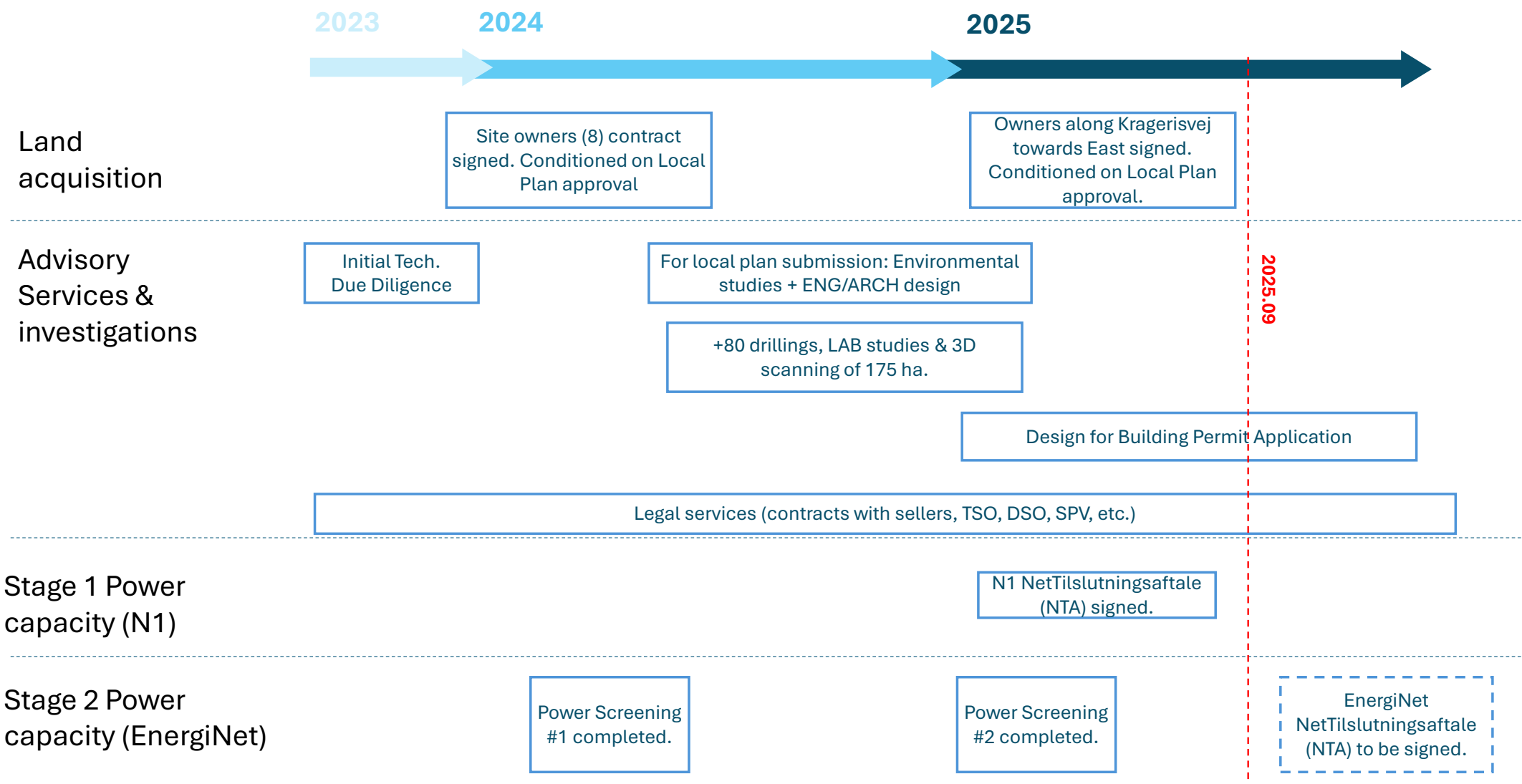
We aim to do this together—ensuring the project benefits residents, respects the environment, and enhances quality of life in Varde.



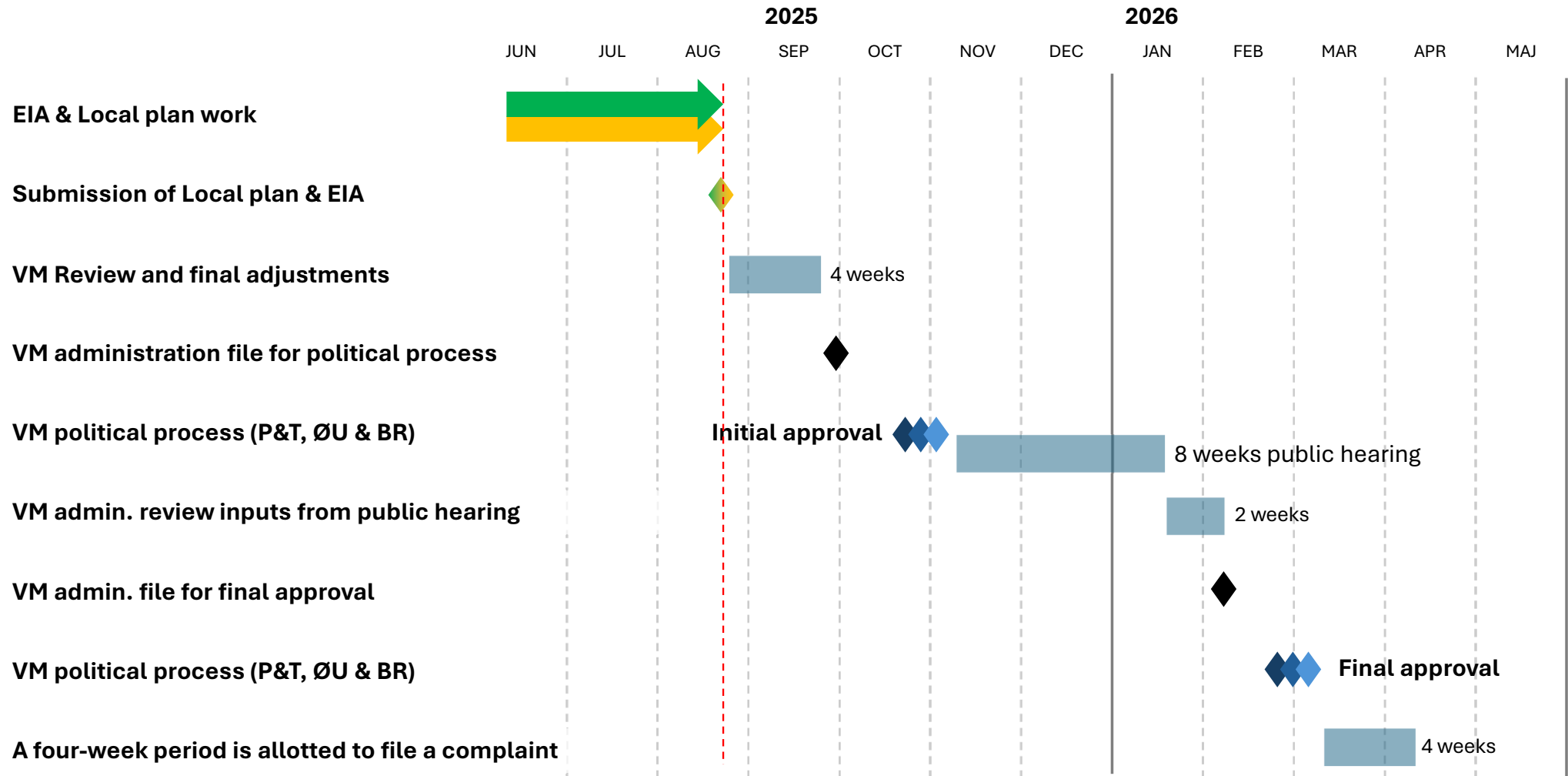
Timeline

2023 OCT		Preliminary discussions with Varde Municipality about a possible location in Krageris
2023 DEC		Partnership between atNorth and Wa3rm sets standards for a sustainable, industry-wide project
2024 JAN		First meeting with landlords at Kragerisvej about acquiring land for the sector couple project
2024 FEB-MAY		Technical due diligence: identifying potential warning signs in projects
2024 JUN		Conditional purchase agreements signed with all landowners, covering 175 hectares in total
2024 JUL		Filing Principal Case and initiation of the Environmental Impact Assessment process
2024 OCT		City council has approved the Principal Case.
2025 APR		Stage 1 power capacity of 120MW secured for data center operation in late 2027 to early 2028
2025 JUL		All six landlords between Site and Herningvej purchased (conditioned)
2025 AUG		Stage 2 power capacity of 500MW secured for data center operation in Q3 2029
2025 AUG		Submission of the EIA and Local Plan for the political review process at Varde Municipality

Project commitment – investments done by the end of 2025

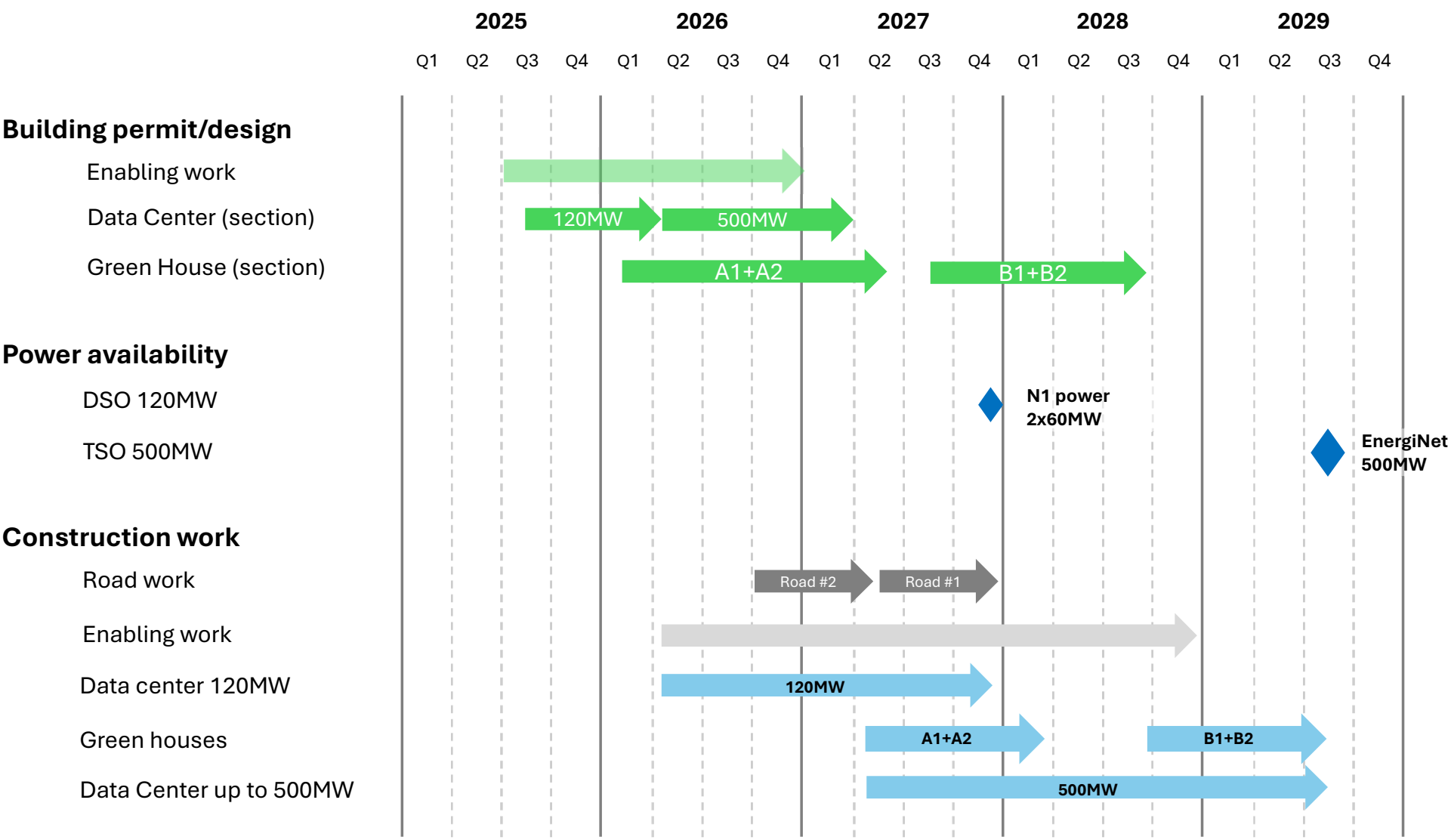


Local plan process (zoning)

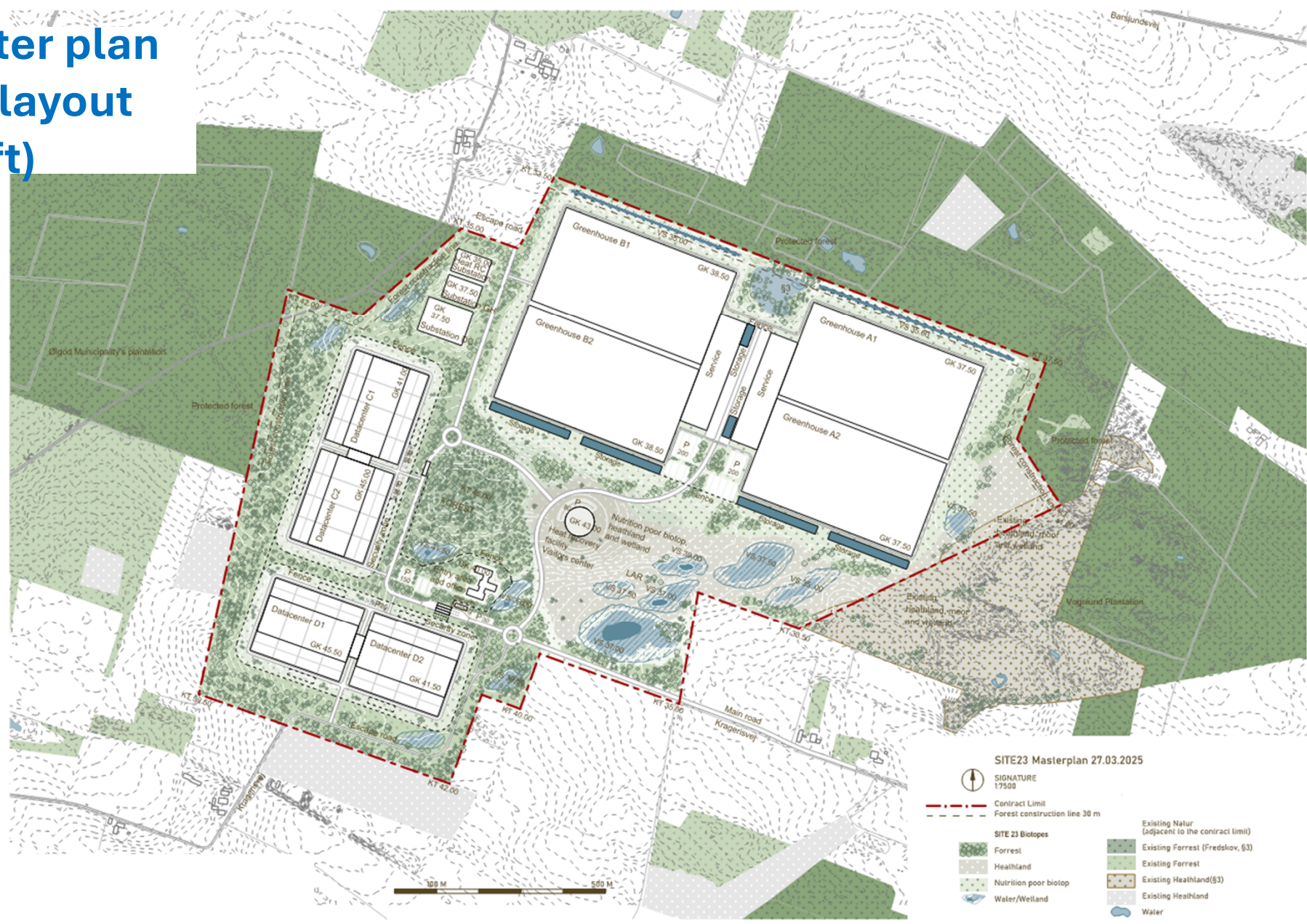


EIA: Environmental Impact Assessment. **VM:** Varde Municipality

Possible Timeline for construction & operations

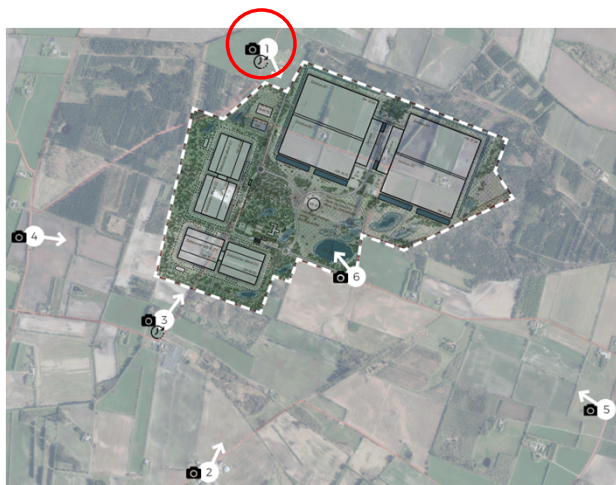


Master plan Site layout (draft)



Visual appearance





View #1

North-west
Plantagevej

drivhus

transformer

datacenter



Visualisering 1. / View 1 fremtidige forhold - År 1



View #2

South





View #3

Nearby South
Kragerisvej #3





View #3
Nearby South
Kragerisvej #3





View #4

West
Stejlundvej





View #5
East
Herningvej





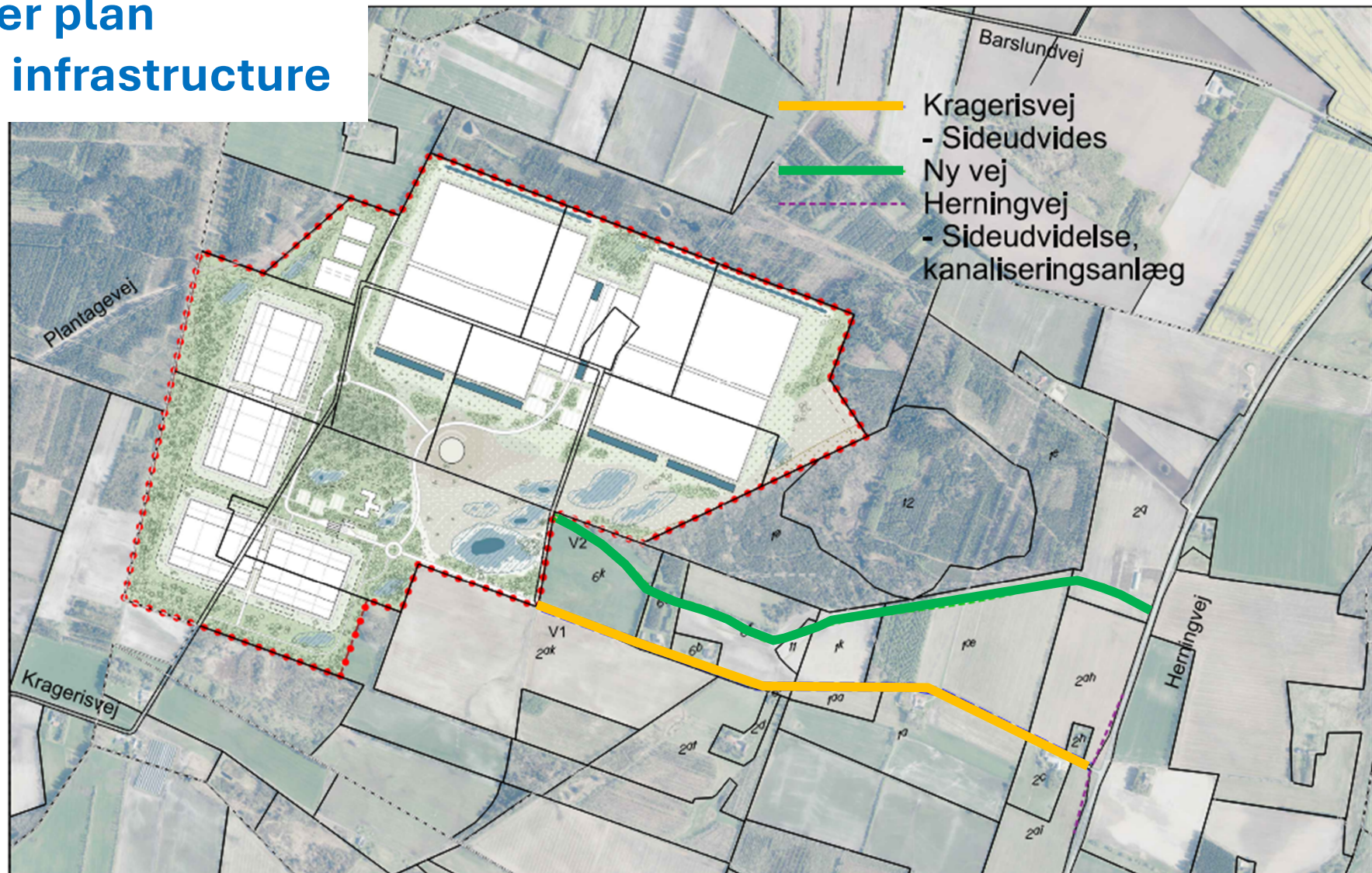
View #6

East – main entry to site
Kragerisvej



Master plan

Road infrastructure



Key concerns of local residents

Topic	Concerns	Status/Feedback
Building heights	Elevation of structures and technical equipment. Will they interrupt the view of nearby residents?	The project has so far shared limited visuals, causing speculation. Now, detailed documentation is available to provide clear understanding for all.
Climate account	Power usage will raise the local CO2 emissions, potentially resulting in fees for residents.	The municipality will not incur fines from a private investor's CO ₂ emissions, as national targets do not impact individual residents locally.
Compensation for nearby residents	Investors' reluctance to offer compensation similar to VE-projects.	Six households on East Kragerisvej have been offered buy-outs. Discussions with Western neighbors remain possible but requires more progress on project level.
Forest protection line	Concerns about forest protection will be addressed automatically if the SGAV denies the request.	It depends on the reasoning for SGAV to reject the application.
EnergiNet power	Worried that power may not be supplied on time, potentially causing project delays or cancellations.	N1 "NetTilslutningsAftale" has been signed and paid for a capacity of 120MW. Energinet's screening report is finalized, offering 500MW by Q3 2029.
Visualization	The existing viewpoints are limited, failing to incorporate perspectives that extend beyond the main narrative.	Additional perspectives can be created to enhance confidence in the project's aesthetic appeal.
Habitat studies	Insufficient comprehensive research – explaining why current studies have failed to identify essential habitats.	All studies followed Danish Environmental Protection Agency guidelines and local requirements, with all data properly recorded and documented.
Principal case vs. local plan	There is a notable distinction between the principal case and the local plan, as they now are two separate projects.	The main change is the location of the data center and greenhouses, while the overall principles and capacities have largely been maintained

Q & A

