

EIA FOR THE PROPOSED DEVELOPMENT AND OPERATION OF A TIER III, 5MW DATA CENTRE IN SWAKOPMUND, ERONGO REGION, NAMIBIA

PROPOSER: DEMSHI INVESTMENT HOLDINGS (PTY) LTD

ENVIRONMENTAL IMPACT ASSESSMENT-APRIL 2026

INTRODUCTION

The digital economy is the backbone of modern national development, yet Namibia currently lacks sufficient, locally resilient data infrastructure to support its growing needs for cloud computing, financial services, and government digitization. In response to this critical gap, this Bid (the "Proposal") is submitted for the development, construction, and long-term operation of a 5 Megawatt (MW), Tier III-certified carrier-neutral data center located in Swakopmund, Erongo Region, Republic of Namibia.

In this respect Junior Baiano Industrial Consultants (JBIC) cc have been appointed to carry out an Environmental Assessment study to obtain an environmental clearance certificate as per the requirements of the Ministry of Environment, Forestry and Tourism in terms of infrastructure development.

The study will incorporate biophysical, ecological and socio-economic baseline investigations relating to the proposed project.

In terms of the Namibian environmental Impact Assessment Regulations of 2012, an Environmental Clearance Certificate is to be obtained before the project can proceed.

This is because under the Government Notice 29 of 2008, Section 10 INFRASTRUCTURE states that

1. The construction of -

(g) Communication networks including towers, telecommunication and marine telecommunication lines and cables.

THE PUBLIC PARTICIPATION PROCESS

The Public Participation Process (PPP) is an integral part of the EIA process whereby it allows the public to obtain information about the proposed project, to view documentation, to provide input and voice any concerns concerning the project. The Public Participation Processes that will be undertaken will include consultation with the local authority, line ministries, government extension offices, owners of neighboring properties and other I&AP's living around the proposed area.

During the meeting participants will be availed an opportunity to comment, ask questions and raise any concerns be it environmental or social regarding the proposed project. Comments will be recorded and considered in the Environmental Assessment report that will be submitted to the Ministry of Environment for review

AIMS & OBJECTIVES OF THIS EIA PROCESS

The aims of this EIA:

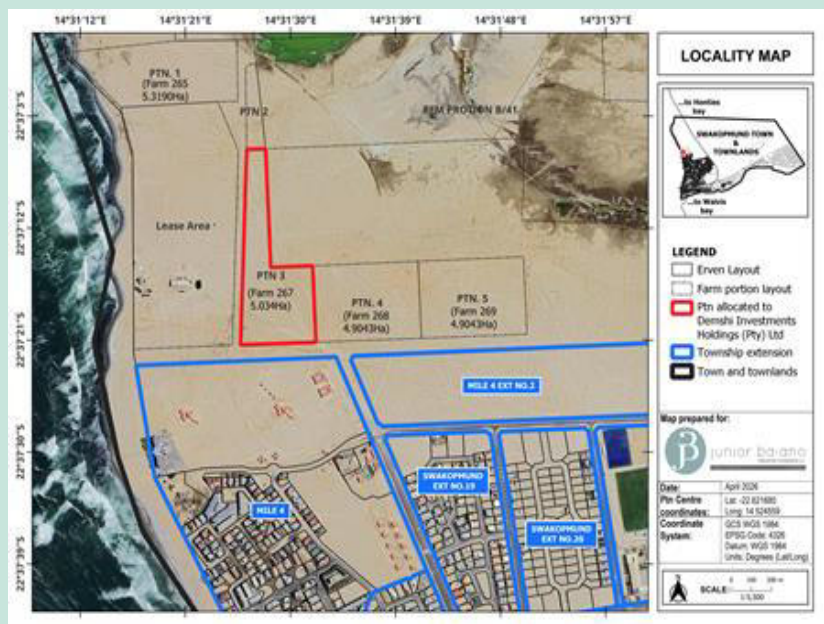
- To comply with Namibia's Environmental Assessment Policy, Environmental Management Act (No. 7 of 2007) with its 2012 EIA Regulations and;
- Consult all interested and affected parties such as local residents, town council and regional council to ensure that their inputs are taken into account;
- To assess the significance of issues and concerns raised;
- Review the legal and policy framework and its relevance to this project;
- Describe general and socio-economic environment of the project to determine impacts and suitability to the project site.
- Identify and assess impacts related to the continued operations.
- Compile an Assessment Report and Management Plan (EMP) which includes recommendations and methods to minimize the identified negative environmental impacts of the proposed project.
- To identify existing environmental conditions and associated environmental sensitivities within and adjacent to the project area that may potentially be affected, i.e. Environmental sensitivity and monitoring procedures.

PROJECT DESCRIPTION

This project proposes the design, construction, commissioning, and long-term operation of a 5 Megawatt (MW), Uptime Institute Tier III-certified data centre. The facility will provide enterprise-grade colocation, disaster recovery, and connectivity services to government institutions, financial services, cloud providers, and international enterprises.

PROJECT LOCATION

Figure1: Site Locality table



ANTICIPATED PROJECT IMPACTS

Potential Impacts	Assessment to be Undertaken
Negative Impacts	
Land use Change (Aesthetic value)	baseline assessment
Impacts on fauna and Flora	JBIC EIA Team If there is need for specialist Assessment, the consultation process will Inform.
Impacts on surface and groundwater resources	JBIC EIA Team baseline assessment
Health and Safety hazards	JBIC EIA Team baseline assessment
Cumulative impacts of the project Operation	JBIC EIA Team baseline assessment
Positive Impacts	
Revenue generation	JBIC EIA Team baseline assessment
Better connectivity	JBIC EIA Team baseline assessment
Employment creation	JBIC EIA Team baseline assessment

HOW TO PARTICIPATE?

This Public Consultation process forms an important component of the Environmental Assessment process. It is defined in the EIA Regulations (2012), as a “process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters” (S1).

You can participate through the following:

- Responding to the newspaper adverts for public meeting, availability of scoping report and decision made by MET.
- **PUBLIC MEETING**
- **Date:** Friday, 24 April 2024
- **Venue:** Plot Number 3 (Farm 267) Close to Sea Side Hotel
- **Time:** 11h00

OUR CONTACT DETAILS.....

You can send all your comments and enquiries to the following:

Mr. Nghiyolwa, Fredrich
Tel: +264 (0) 81 147 2029
Email: JuniorB200581@gmail.com



Registration and Comments Form

PROPOSED DEVELOPMENT AND OPERATION OF A TIER III, 5MW DATA CENTRE IN
SWAKOPMUND, ERONGO REGION, NAMIBIA

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO:

Junior Baiano Industrial Consultants cc
PO Box 23537
Windhoek
Tel: 061 219 773
Cell: 0811472029
Email Address: JuniorB200581@gmail.com

Personal Details

Name & Surname.....
Postal Address.....Email
Town.....

What is your main area of interest regarding the proposed development?

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Do you have any points of concern or support regarding the proposed project? If “yes”, please
briefly list these in point format:

YES / NO

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Should this project go ahead? If no please specify reasons below:

YES / NO

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