



DeSPACE (International) Limited

Date: 22nd July 2024

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sir/Madam,

**SECTION 16 APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED RELIGIOUS INSTITUTION (REDEVELOPMENT OF BETHEL BIBLE SEMINARY
(BBS) WITH IN-SITU PRESERVATION OF SUN HOK BUILDING)
AT 45 - 47 GRAMPIAN ROAD (PART), KOWLOON CITY, KOWLOON, NEW KOWLOON
INLAND LOT NO.1382 (PART)**

Planning Application No. A/K18/347

Further Information (7) – For Consolidation Purpose

Reference is made to the captioned Section 16 planning application. Please note that a revised scheme was submitted in our FI(4) submission dated 19.6.2024 with adjustments to the detailed mix of floor uses. For the purpose of consolidation, attached please the following scheme comparison diagrams with updated annotations only for reflecting the latest submitted scheme:

- Appendix D – Revised Comparison Diagrams between Approved Scheme (A/K18/322) and Current Revised Scheme (A/K18/347)
- Appendix F – Revised Schematic Comparisons between Last Withdrawn Scheme (A/K18/346) and Current Revised Scheme (A/K18/347)

Please be advised that this FI(7) submission serves solely a consolidation of previously submitted revised documents without any new information. It should therefore be exempted from the publication requirement and/or the recounting requirement in accordance with TPB PG-No. 32B.

Should you have any queries, please feel free to contact Mr. Endy CHENG at [REDACTED] or myself at [REDACTED]

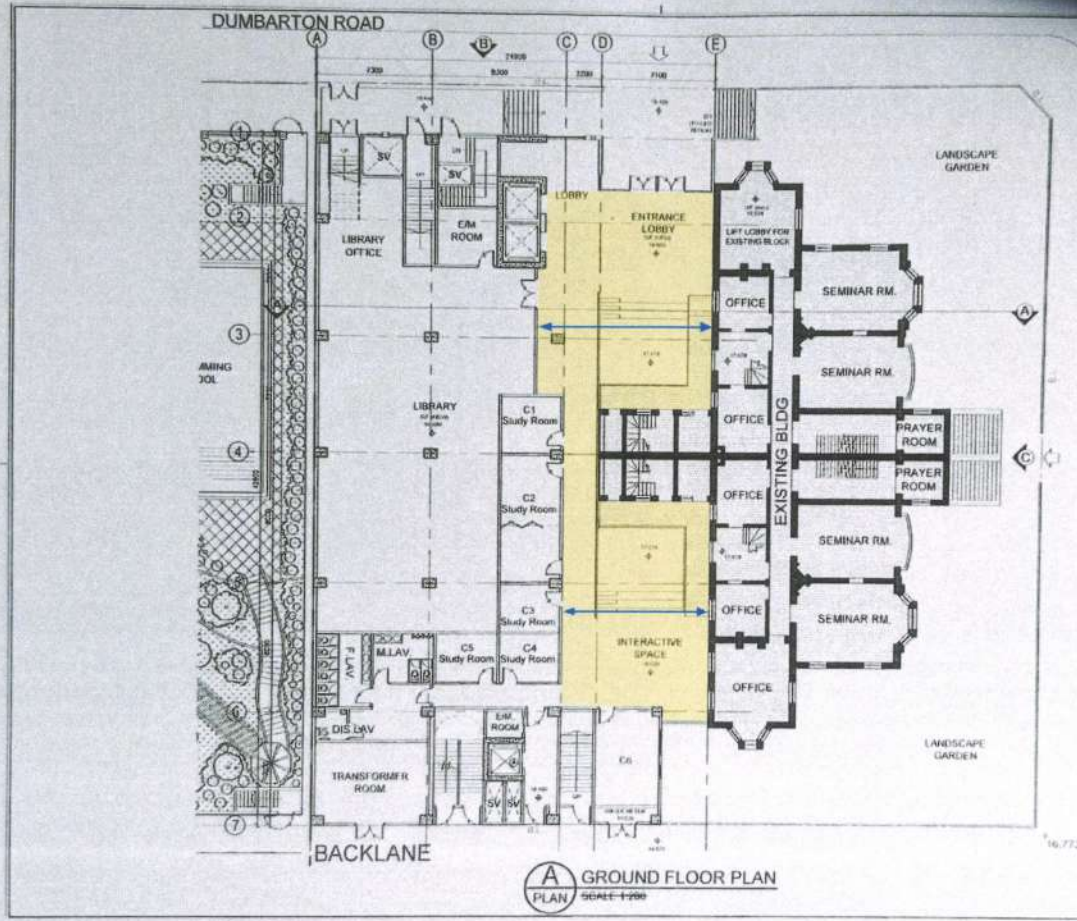
Yours faithfully,
FOR AND ON BEHALF OF
DeSPACE (INTERNATIONAL) LIMITED


P.P. Greg Lam



Appendix D

Revised Comparison Diagrams between the Approved Scheme (A/K18/322) and Current Revised Scheme (A/K18/347)



Internal areas with unobstructed views towards the historic building

Vista (indicative)

DesignVision Architects
卓藝建築師事務所

PROJECT NAME:
PROPOSED REDEVELOPMENT FOR
BETHEL BIBLE SEMINARY
18 KILL 1382, 45-47 GRAMPIAN ROAD
KOWLOON

TITLE:
GROUND FLOOR PLAN

DRAWN BY: C.Y.
CHECKED BY: A.C.
APPROVED BY: S.C.K.

PROJECT NO.: A/CX/2016-1
DRAWING NO.: 10.3
SCALE: 1:200
DATE: 2017.01.06

GROUND FLOOR PLAN
SCALE 1:200

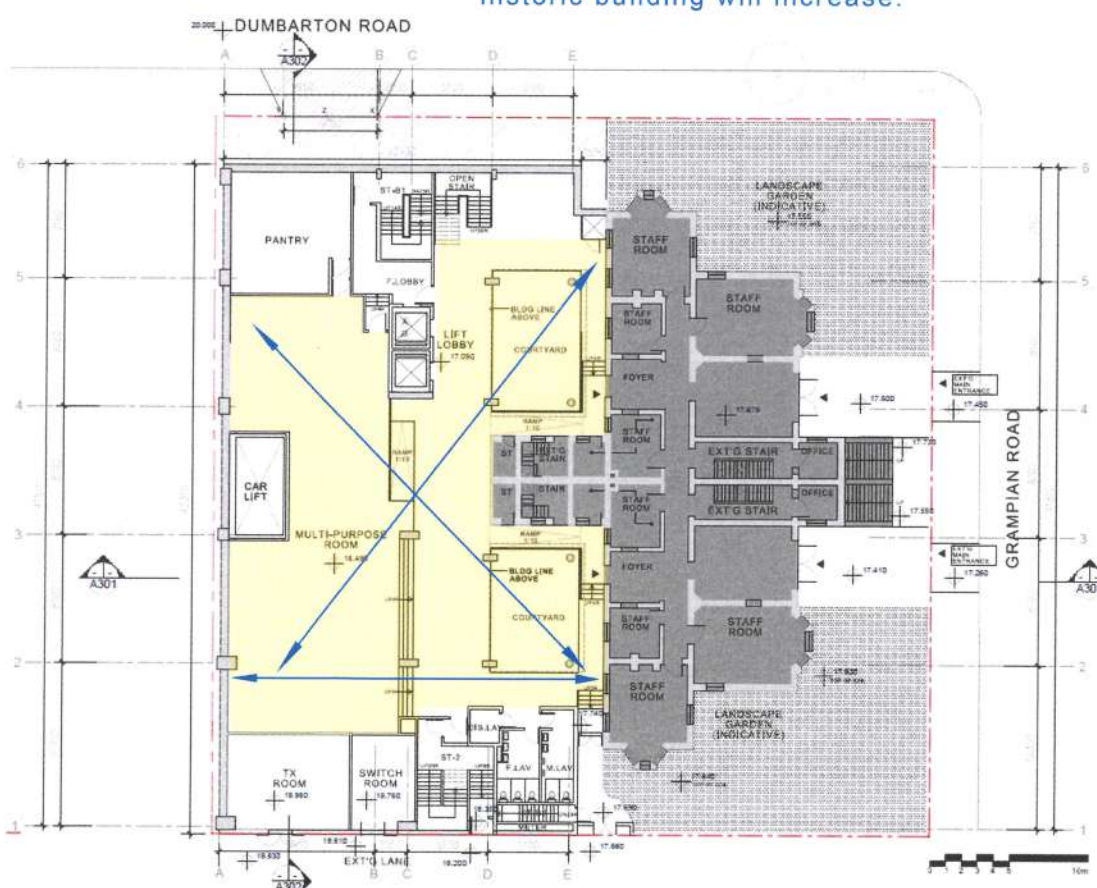
Approved Scheme

(資料來源: 由申請人於2017年1月25日提交)
(SOURCE: SUBMITTED BY THE APPLICANT ON 25.1.2017)

參考編號
REFERENCE No. A/K18/322

繪圖
DRAWING A - 10

With open plan functions designated on LG/F, areas with unobstructed views towards the historic building will increase.

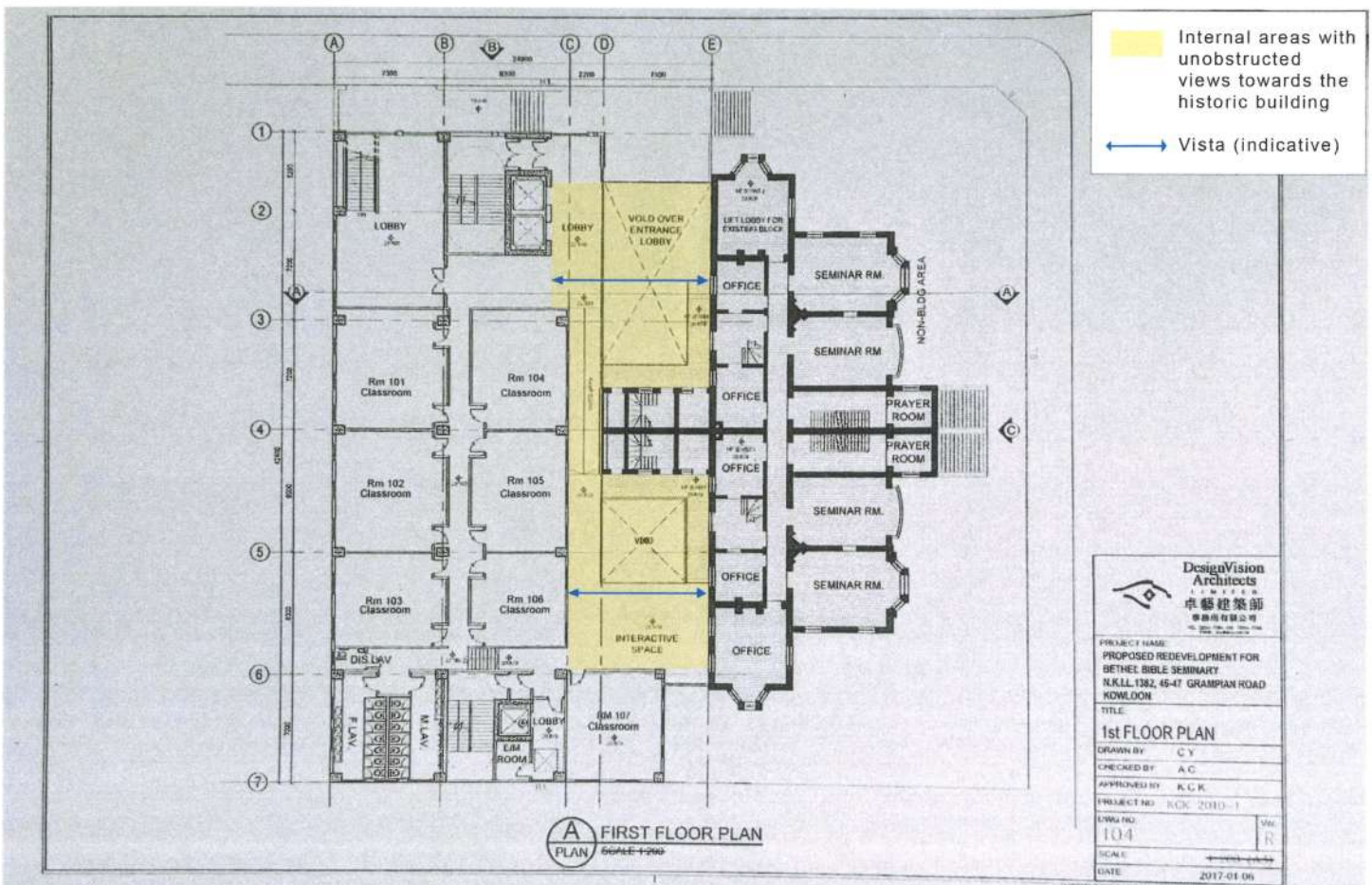


SEE CT LITE EEE

E E 111	E
E E 111	E
E E 111	E
E E 111	E
E E 111	E
E E 111	E
E E 111	E
E E 111	E
E E 111	E
E E 111	E

1:100
DATE: 2017.01.06

Proposed Revised Scheme



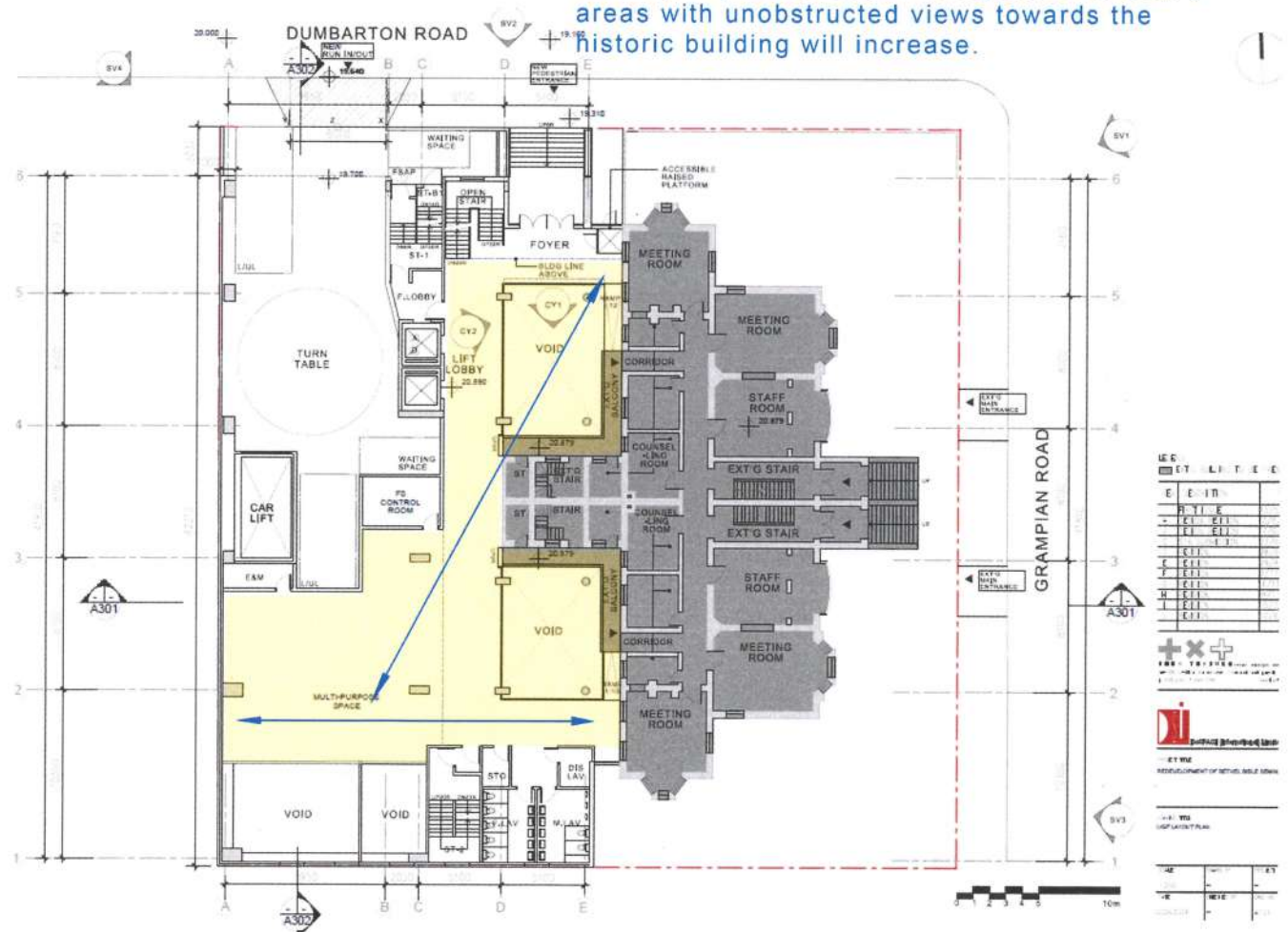
參考編號
REFERENCE No. A/K18/322

繪圖
DRAWING A - 11

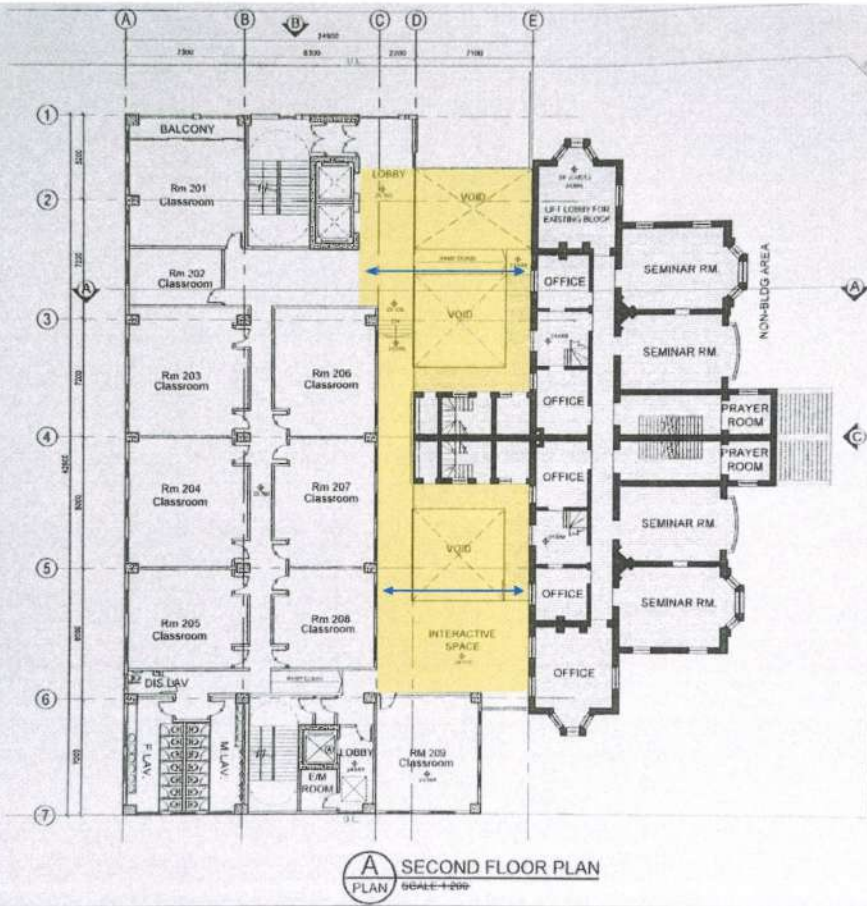
(資料來源：由申請人於2017年1月25日提交)
(SOURCE : SUBMITTED BY THE APPLICANT ON 25.1.2017)

Approved Scheme

With open plan functions designated on UG/F, areas with unobstructed views towards the historic building will increase.



Proposed Revised Scheme



Internal areas with unobstructed views towards the historic building

←→ Vista (indicative)

DesignVision Architects
 卓藝建築師
 卓藝有限公司

PROJECT NAME:
 PROPOSED REDEVELOPMENT FOR
 BETHEL BIBLE SEMINARY
 N.K.L.L.1382, 45-47 GRAMPAN ROAD
 KOWLOON

TITLE:
2nd FLOOR PLAN

DRAWN BY: C.Y.
 CHECKED BY: A.C.
 APPROVED BY: K.C.K.

PROJECT NO: KCK 2010-1
 DWG NO: 1.05
 SCALE: 1:100
 DATE: 2017-01-06

A SECOND FLOOR PLAN
 SCALE: 1:100

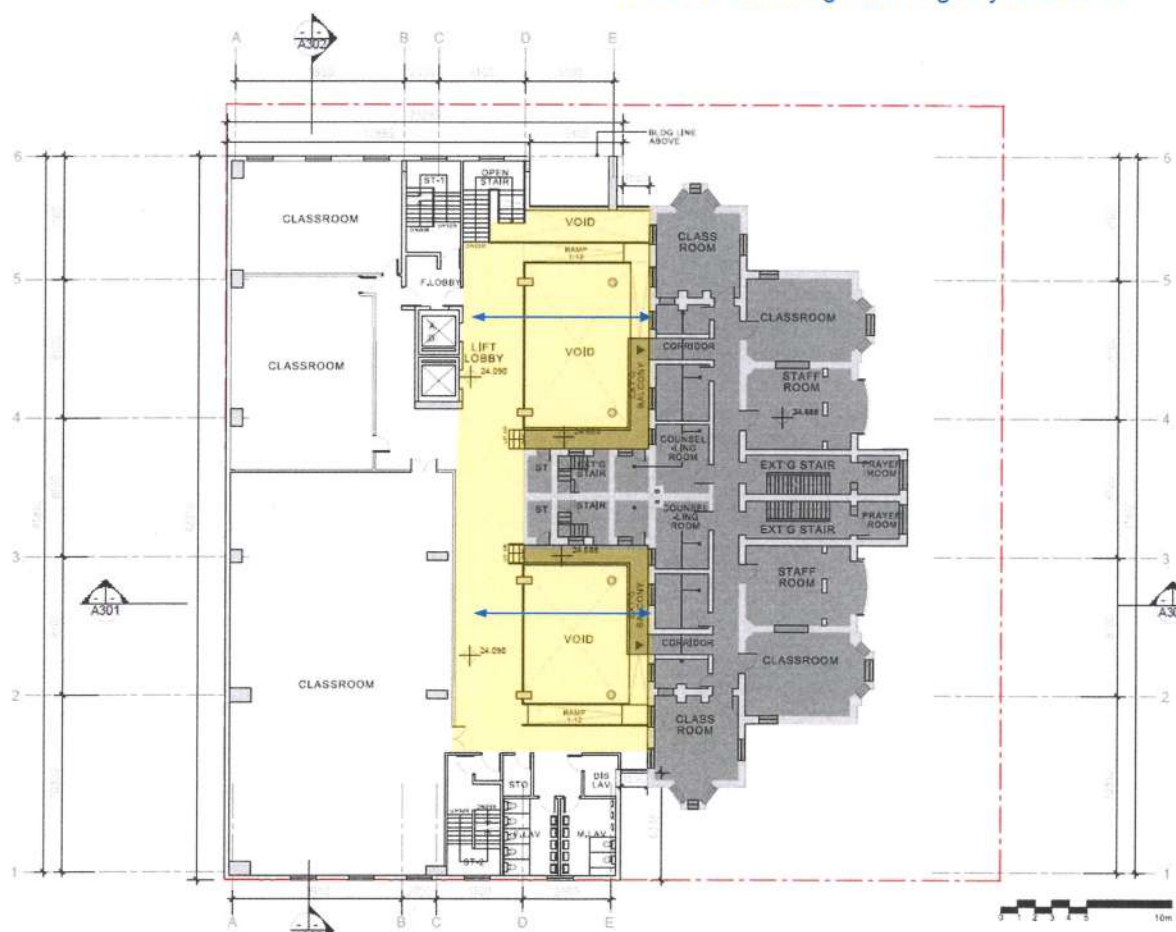
參考編號
 REFERENCE No.
 A/K18/322

(資料來源: 由申請人於2017年1月25日提交)
 (SOURCE: SUBMITTED BY THE APPLICANT ON 25.1.2017)

繪圖
 DRAWING
 A - 12

Approved Scheme

With a setback of functional rooms, the areas with unobstructed views towards the historic building will slightly increase.



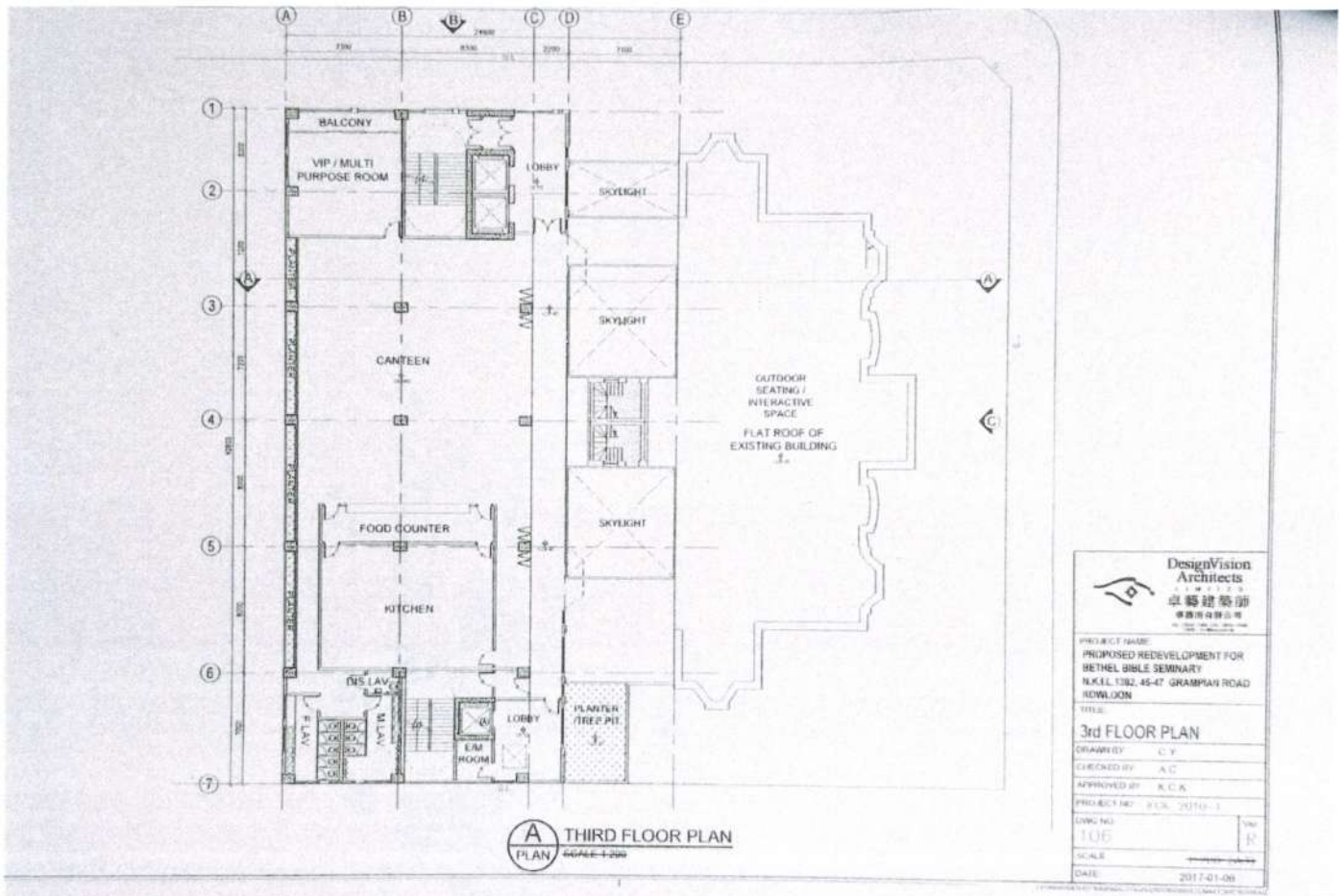
Proposed Revised Scheme

1	ET	LI	T	EE
2	E	I	D	T
3	E	T	E	
4	E	I	L	
5	E	I	L	
6	E	I	L	
7	E	I	L	
8	E	I	L	
9	E	I	L	
10	E	I	L	

Prof. Dr. Shiu-Keung Shiu
 REDEVELOPMENT OF BETHEL BIBLE SEMINARY

1:100
 1/1000th PLAN

10m



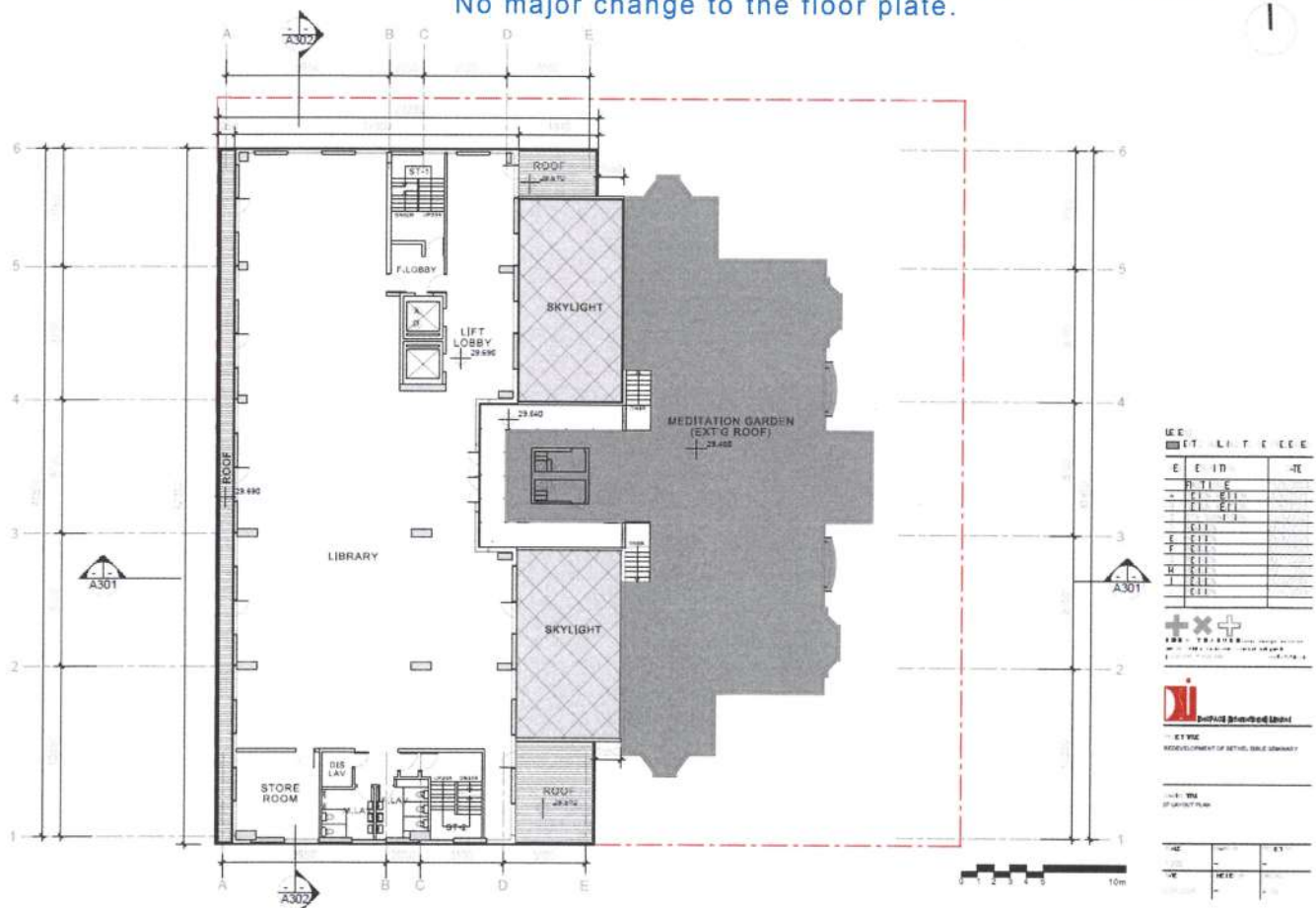
參考編號
 REFERENCE No.
A/K18/322

繪圖
 DRAWING
A - 13

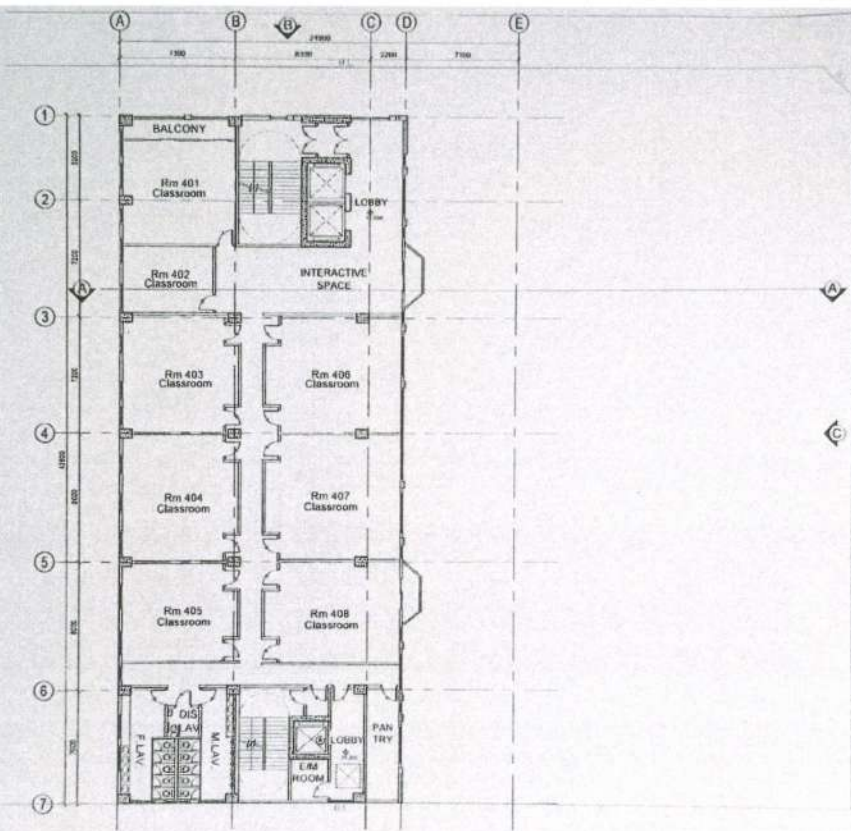
(資料來源：由申請人於2017年1月25日提交)
 (SOURCE : SUBMITTED BY THE APPLICANT ON 25.1.2017)

Approved Scheme

Sunlight penetration is increased by larger skylights;
 No major change to the floor plate.



Proposed Revised Scheme



A FOURTH FLOOR PLAN
SCALE: 1:200

DesignVision Architects
卓藝建築師
卓藝建築有限公司

PROJECT NAME:
PROPOSED REDEVELOPMENT FOR
BETHEL BIBLE SEMINARY
NO. 122, 45-47 GRAMPAN ROAD
KOWLOON

TITLE:
4th FLOOR PLAN

DRAWN BY: C.Y.
CHECKED BY: A.C.
APPROVED BY: K.C.K.

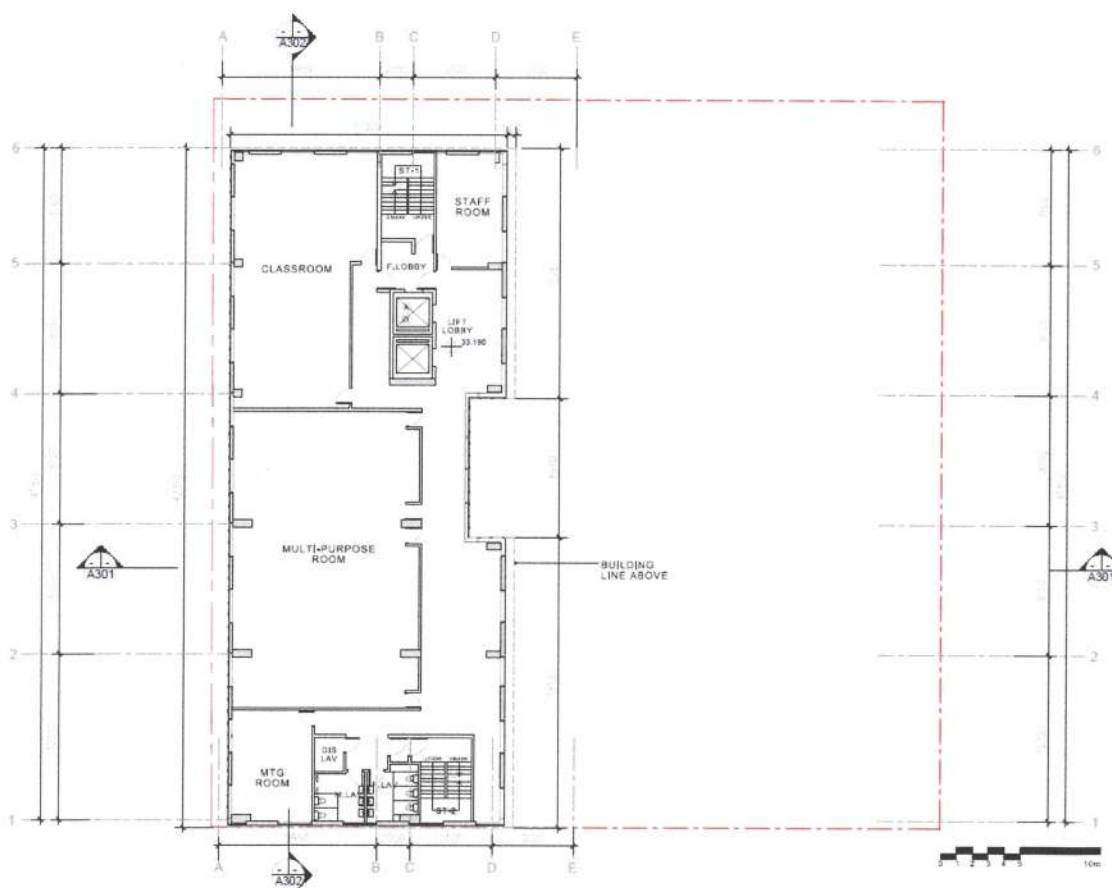
PROJECT NO.: K.C.K. 2017-1
DRAWING NO.: 107
SCALE: 1:200
DATE: 2017-01-06

(資料來源: 由申請人於2017年1月25日提交)
(SOURCE: SUBMITTED BY THE APPLICANT ON 25.1.2017)

參考編號 REFERENCE No.	繪圖 DRAWING
A/K18/322	A - 14

Approved Scheme

No major change to the floor plate.



Proposed Revised Scheme

E	E	IN	-R
B	T	E	
C	E	T	
C	E	T	
C	E	T	
C	E	T	
C	E	T	
C	E	T	
C	E	T	
C	E	T	
C	E	T	
C	E	T	

ERR: TRAVEL TO THE REVISIONS
BY THE APPLICANT TO THE OFFICE
FOR THE REVISIONS TO BE MADE

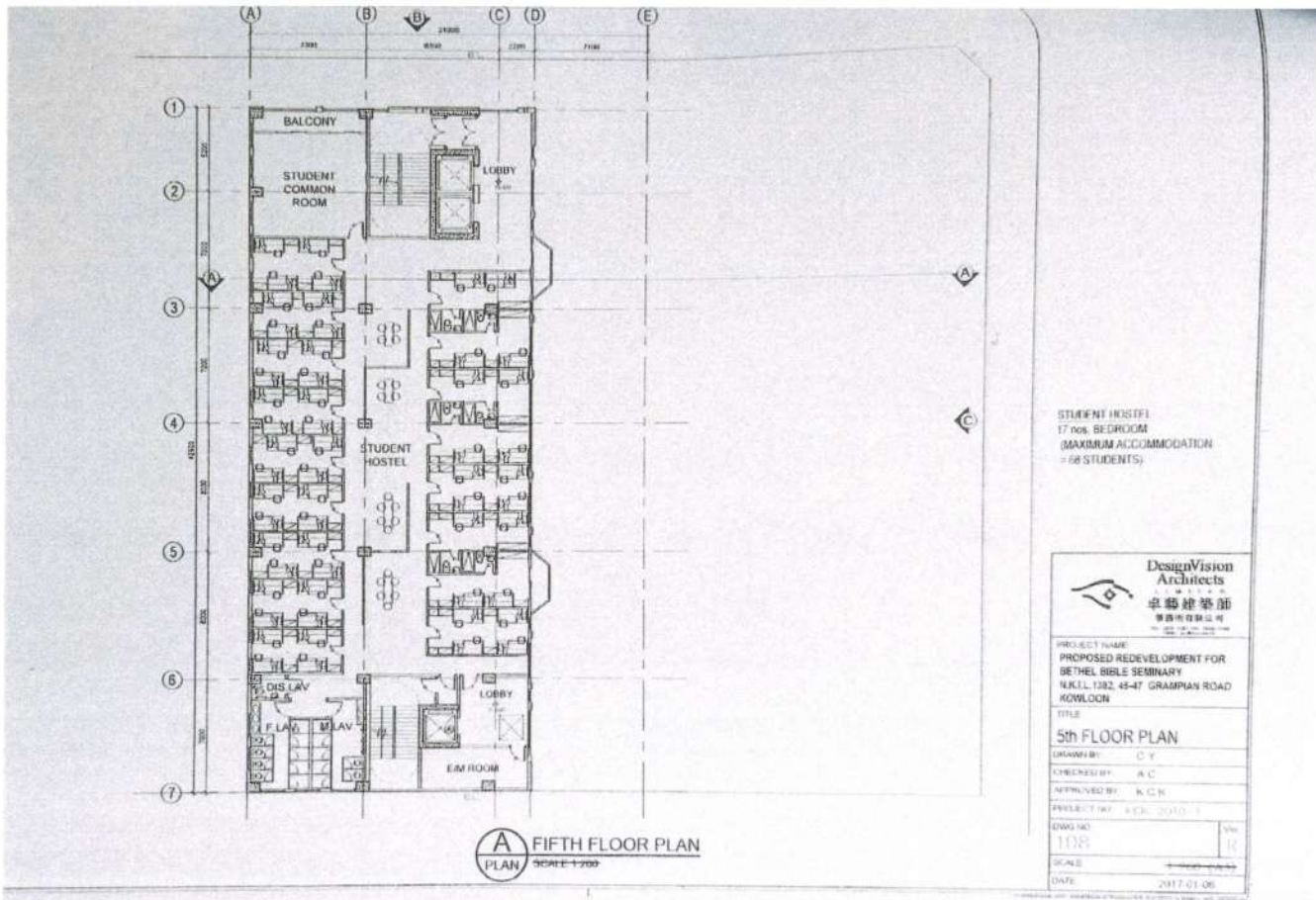
DESIGNVISION ARCHITECTS
卓藝建築師
卓藝建築有限公司

PROJECT NAME:
REDEVELOPMENT OF BETHEL BIBLE SEMINARY

TITLE:
4th FLOOR PLAN

SCALE: 1:200

DATE: 2017-01-06



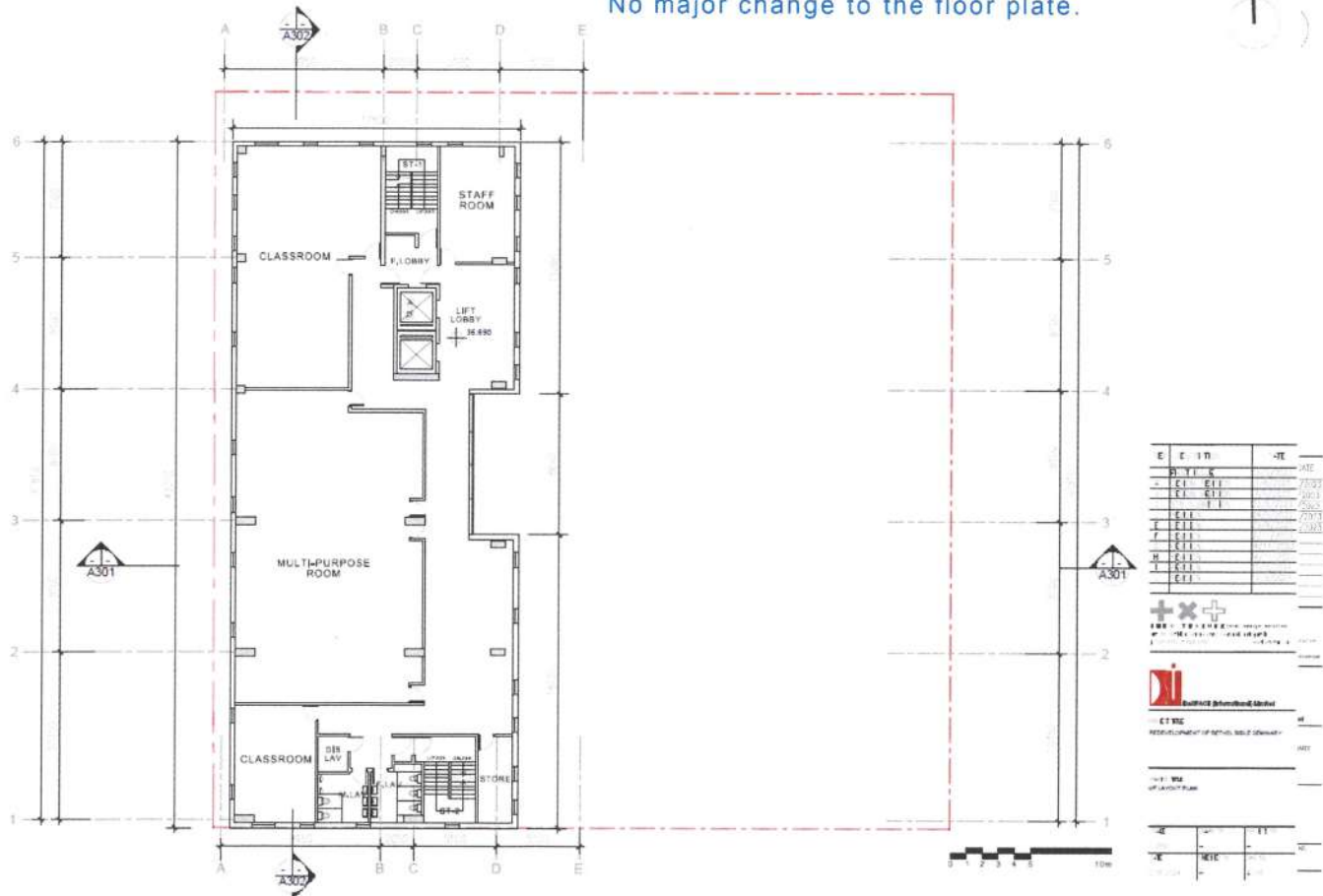
參考編號
REFERENCE No.
A/K18/322

繪圖
DRAWING
A - 15

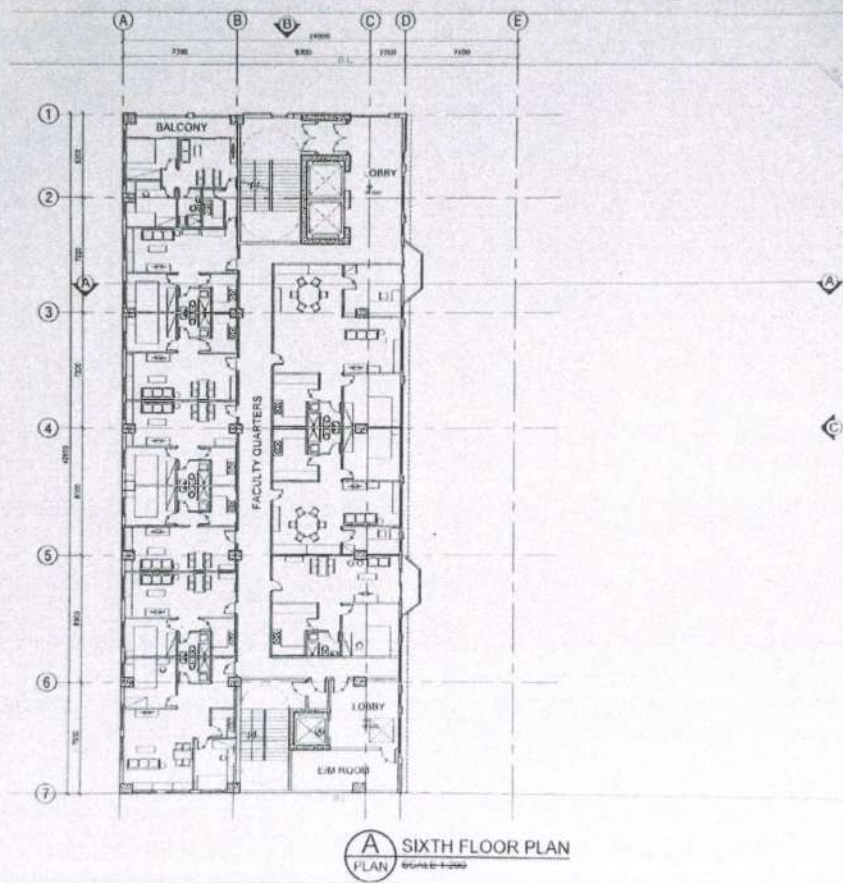
(資料來源: 由申請人於2017年1月25日提交)
(SOURCE: SUBMITTED BY THE APPLICANT ON 25.1.2017)

Approved Scheme

No major change to the floor plate.



Proposed Revised Scheme



A SIXTH FLOOR PLAN
PLAN 18/18/2017

FACULTY QUARTERS
9 UNITS
(MAXIMUM ACCOMMODATION
= 30 STAFFS)

DesignVision Architects
卓藝建築師

PROJECT NAME:
PROPOSED REDEVELOPMENT FOR
BETHEL BIBLE SEMINARY
NO. 1362, 45-47 GRAMPAN ROAD
NOWLOON

TITLE:
6th FLOOR PLAN

DRAWN BY: C.Y.
CHECKED BY: A.C.
APPROVED BY: R.C.H.

PROJECT NO: RCH-2016-1
DRWG NO: 109
SCALE: 1:200
DATE: 2017-01-09

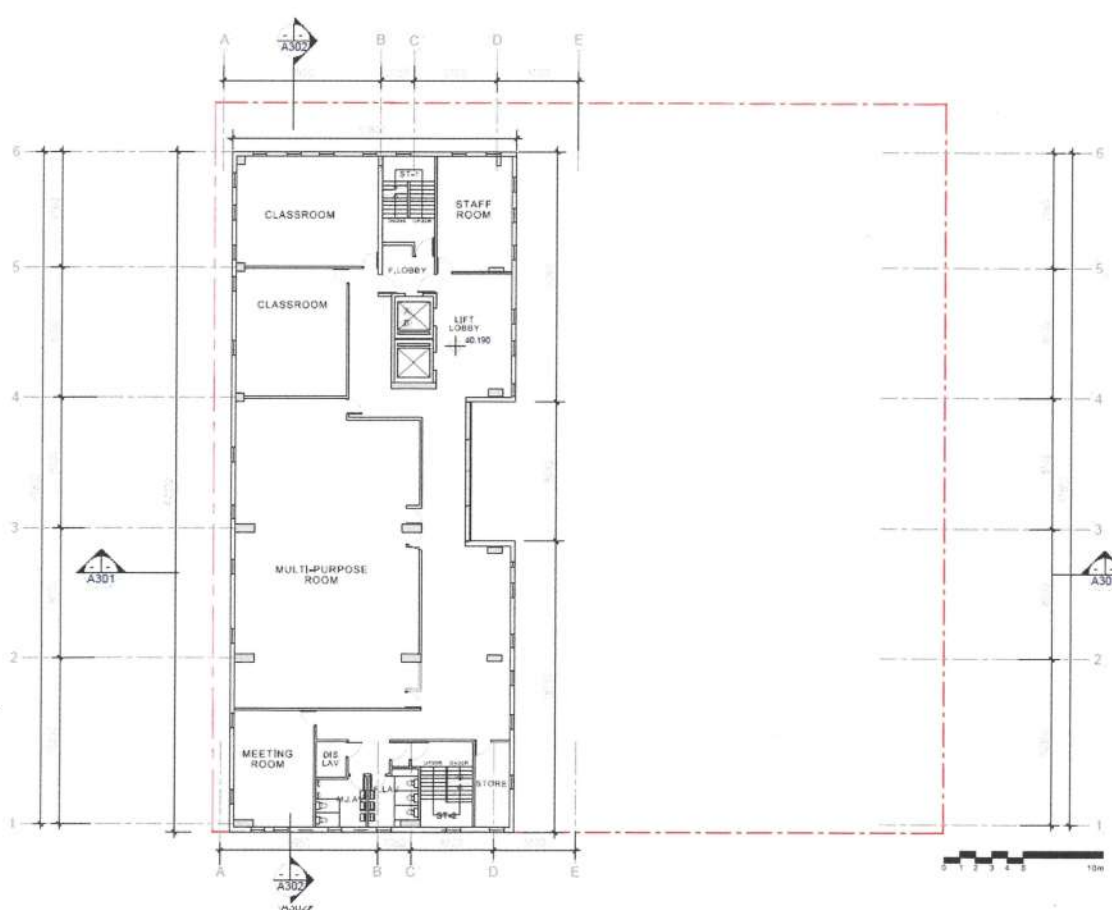
參考編號
REFERENCE No
A/K18/322

繪圖
DRAWING
A - 16

(資料來源: 由申請人於2017年1月25日提交)
(SOURCE: SUBMITTED BY THE APPLICANT ON 25.1.2017)

Approved Scheme

No major change to the floor plate.



E	C	IT	ITE
6	ETI	ETI	
5	ETI	ETI	
4	ETI	ETI	
3	ETI	ETI	
2	ETI	ETI	
1	ETI	ETI	

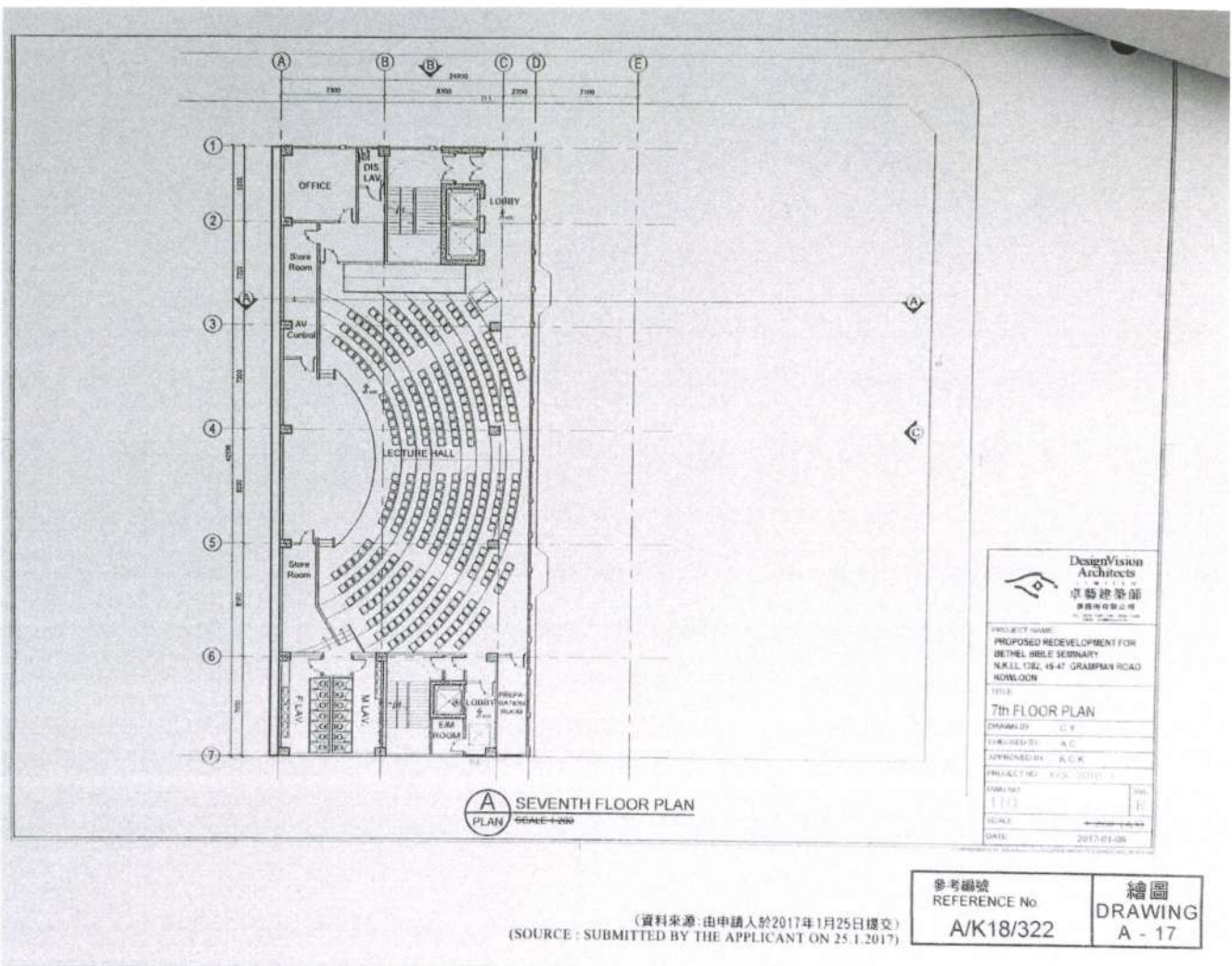
DesignVision Architects
卓藝建築師

PROJECT NAME:
REDEVELOPMENT OF BETHEL BIBLE SEMINARY

TITLE:
MULTI-PURPOSE PLAN

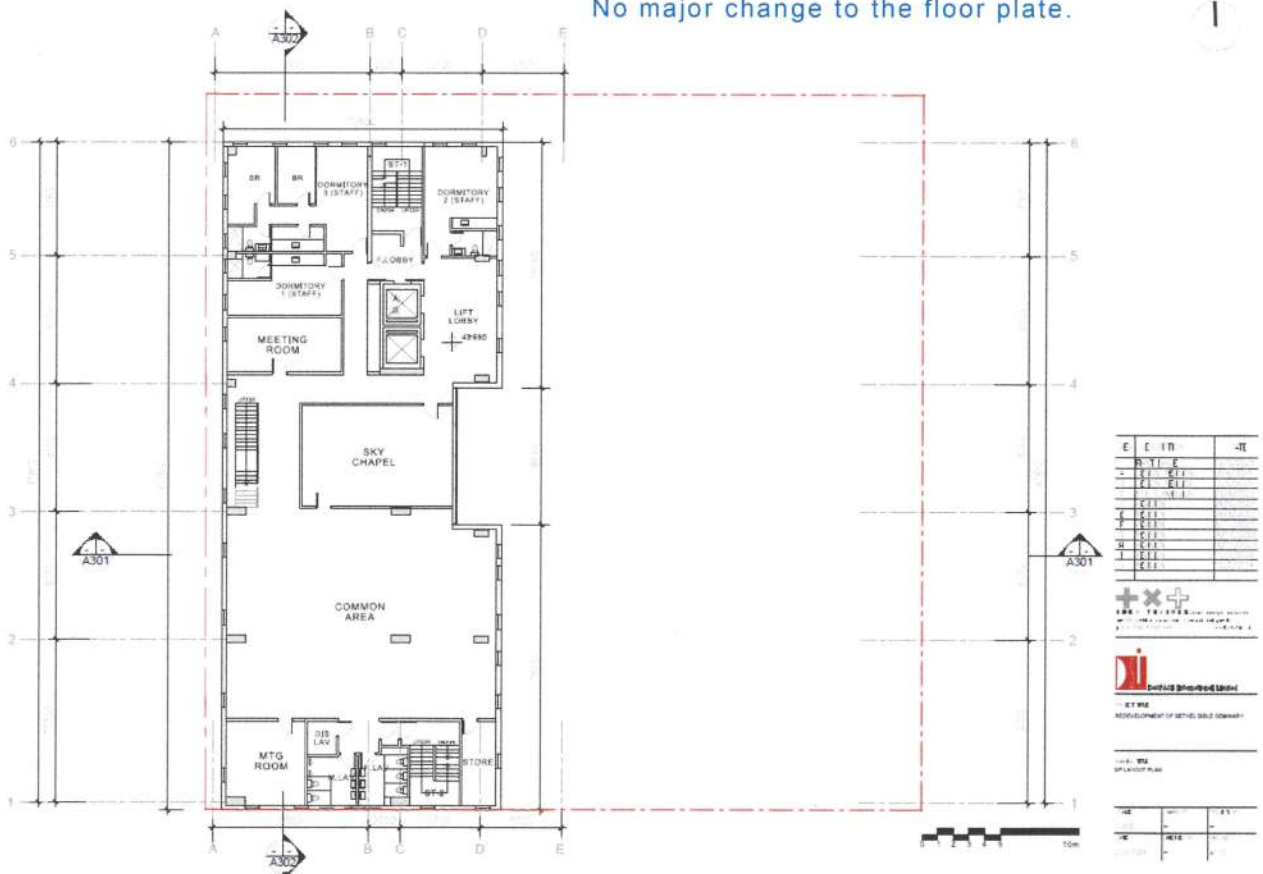
SCALE: 1:200
DATE: 2017-01-09

Proposed Revised Scheme

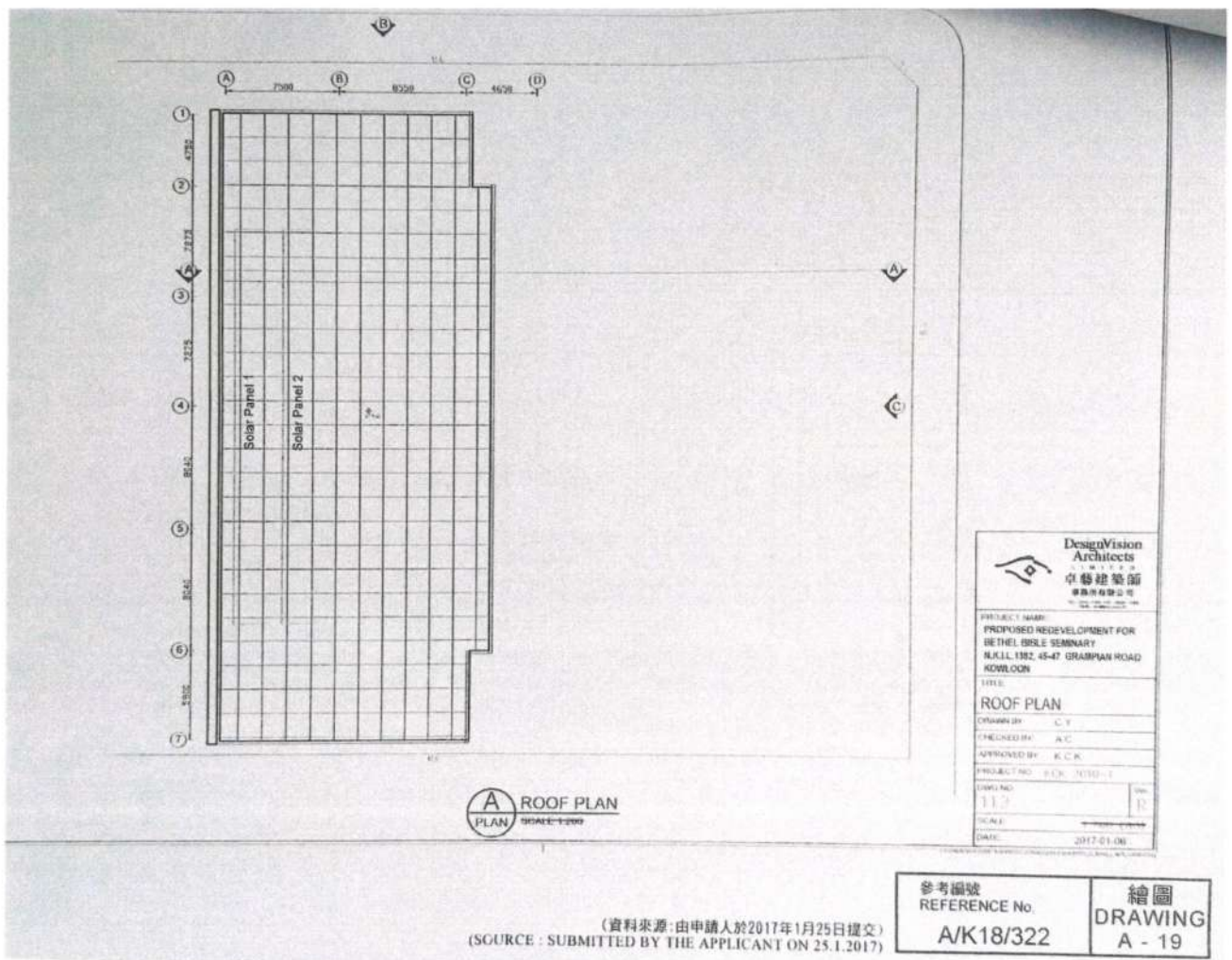


Approved Scheme

No major change to the floor plate.

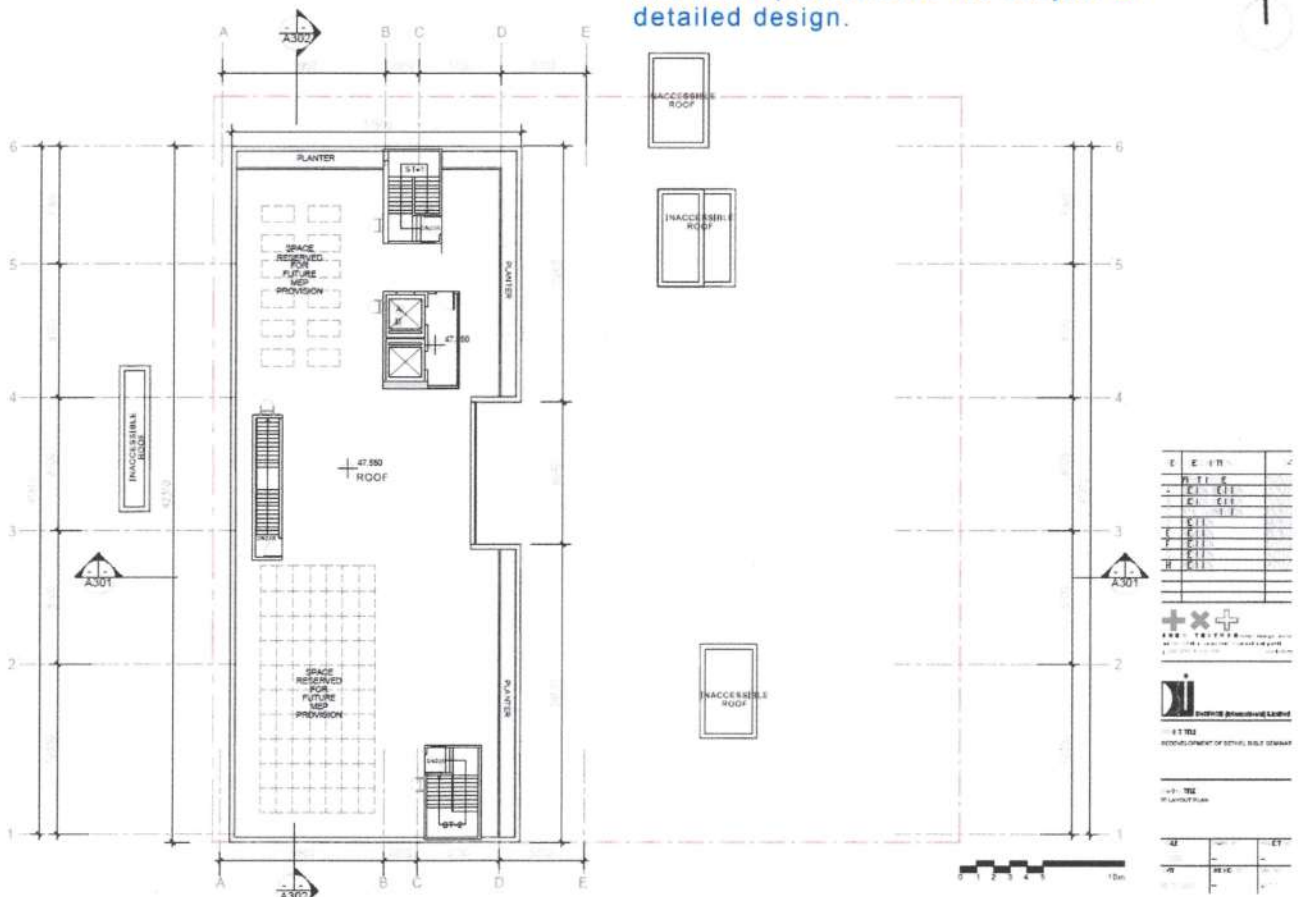


Proposed Revised Scheme

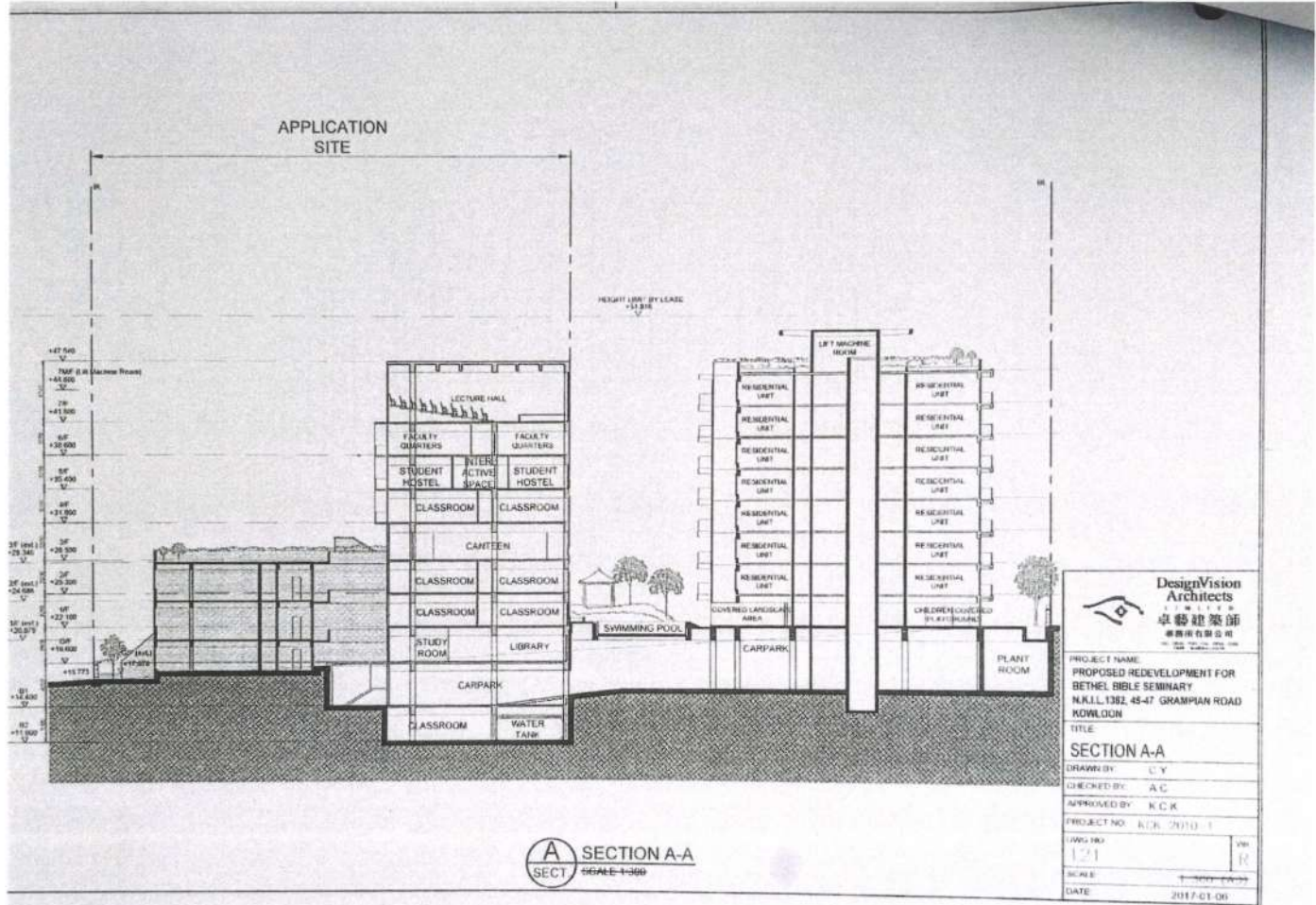


Approved Scheme

The rooftop structures are subject to detailed design.



Proposed Revised Scheme

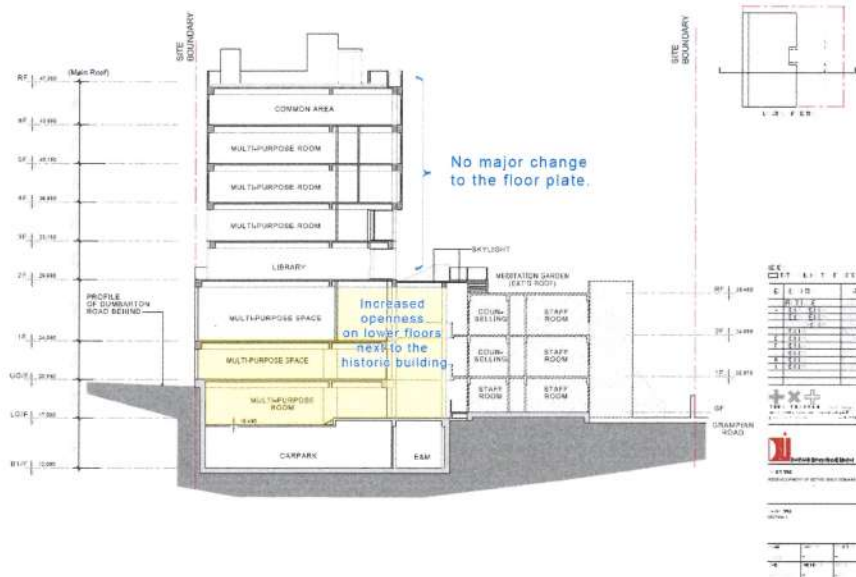


Approved Scheme

(資料來源: 由申請人於2017年1月25日提交)
(SOURCE: SUBMITTED BY THE APPLICANT ON 25.1.2017)

參考編號 REFERENCE No.	A/K18/322	繪圖 DRAWING	A - 20
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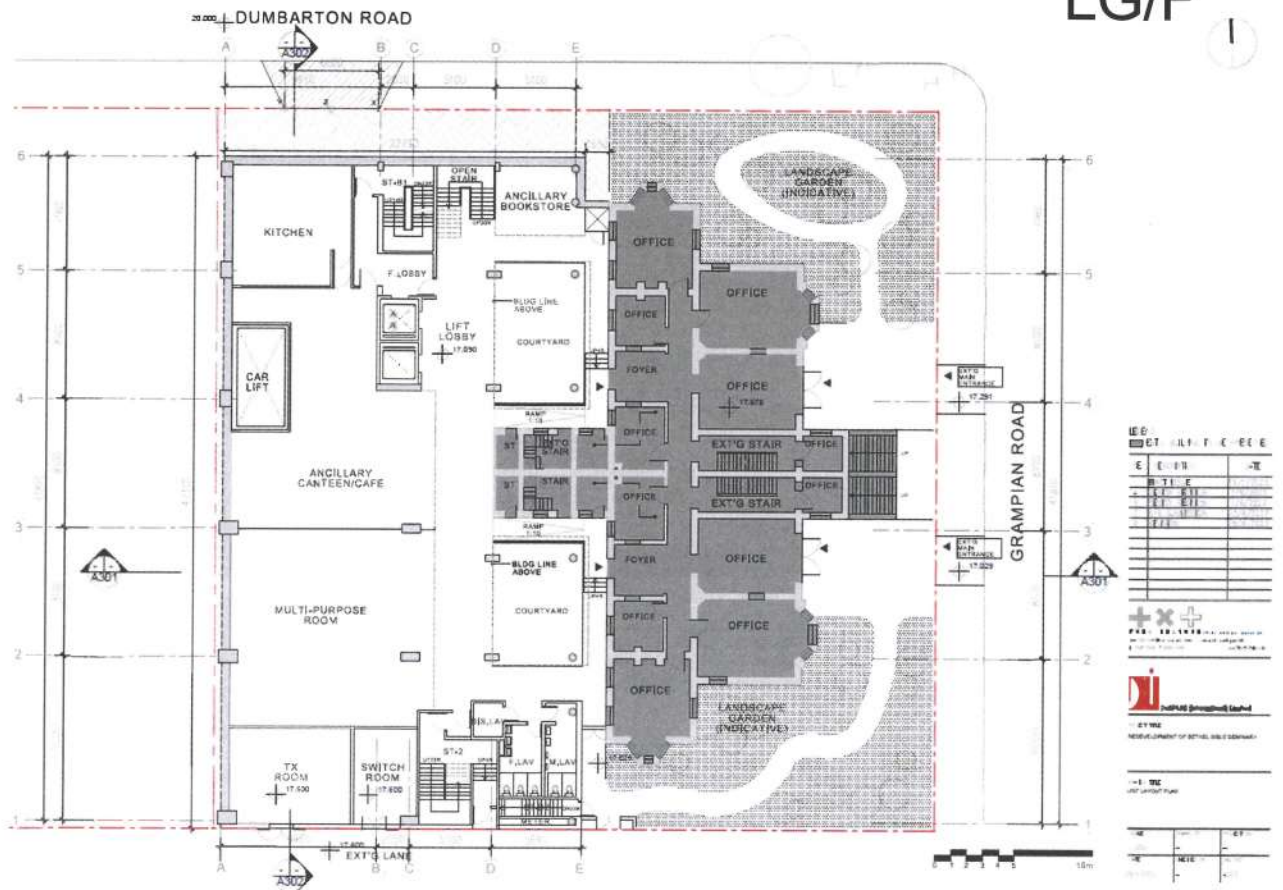
The overall building mass of the New Extension Block is maintained generally the same.



Proposed Revised Scheme

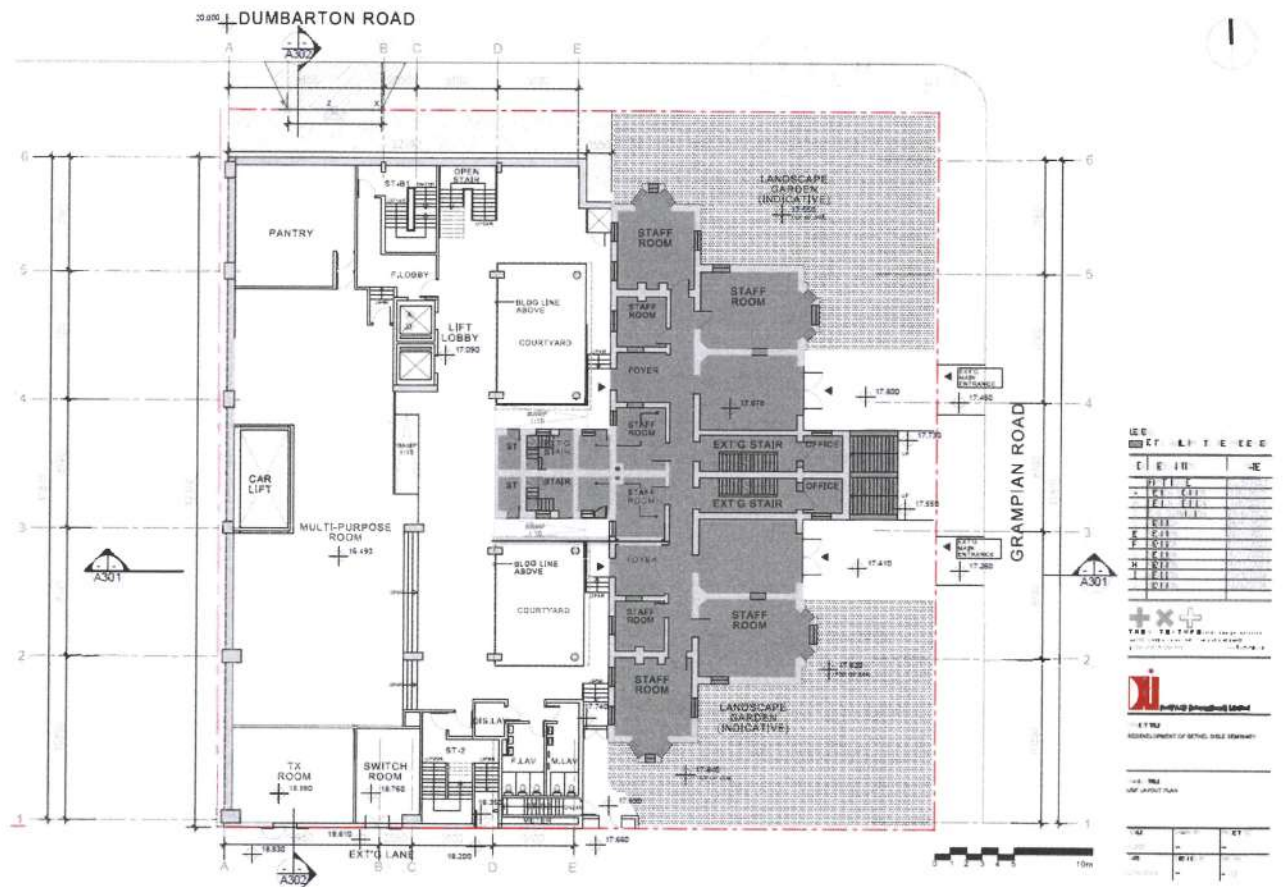
Appendix F

Revised Schematic Comparisons between
Last Withdrawn Scheme (A/K18/346) and
Current Revised Scheme (A/K18/347)

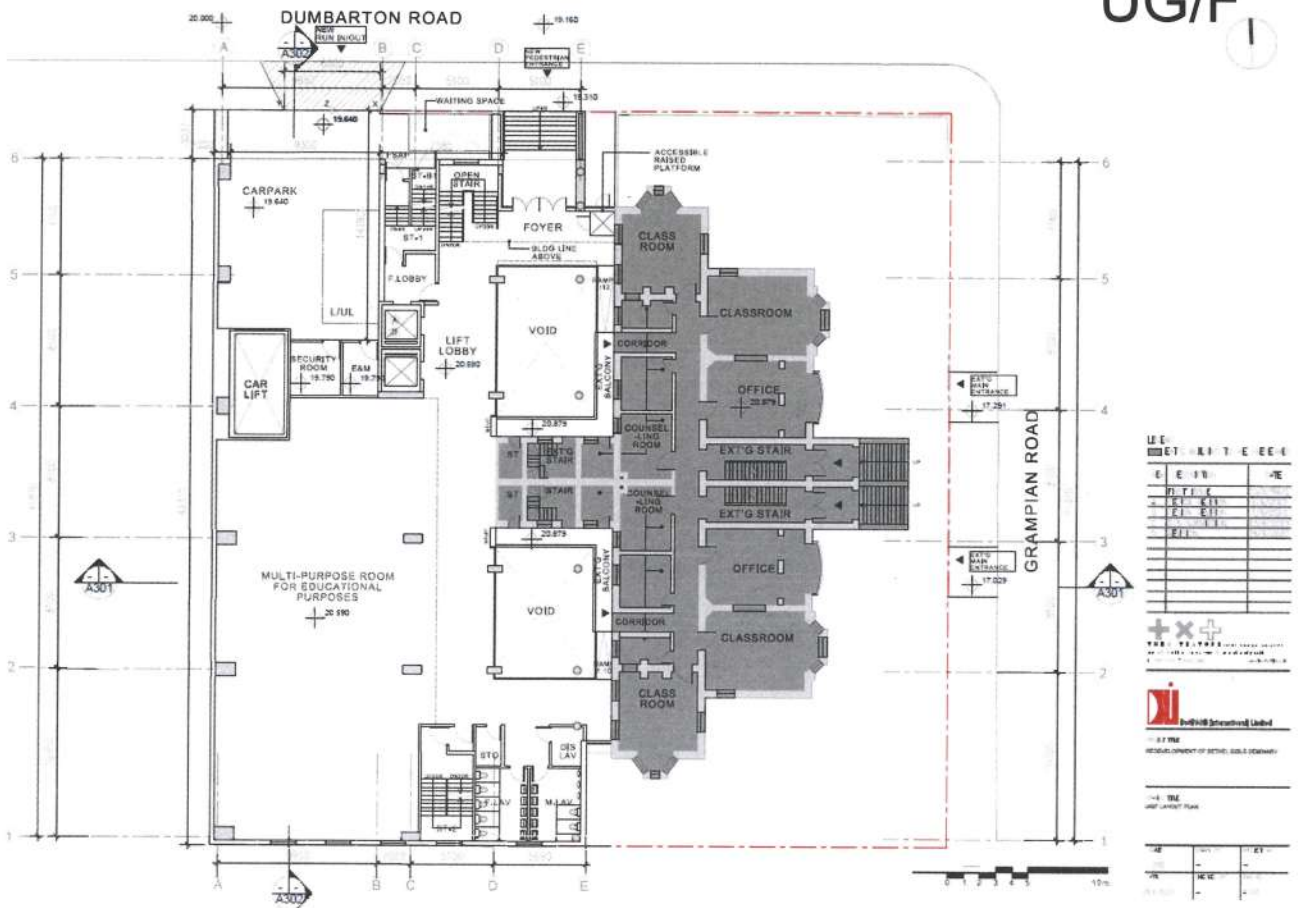


Last Scheme (A/K18/346)

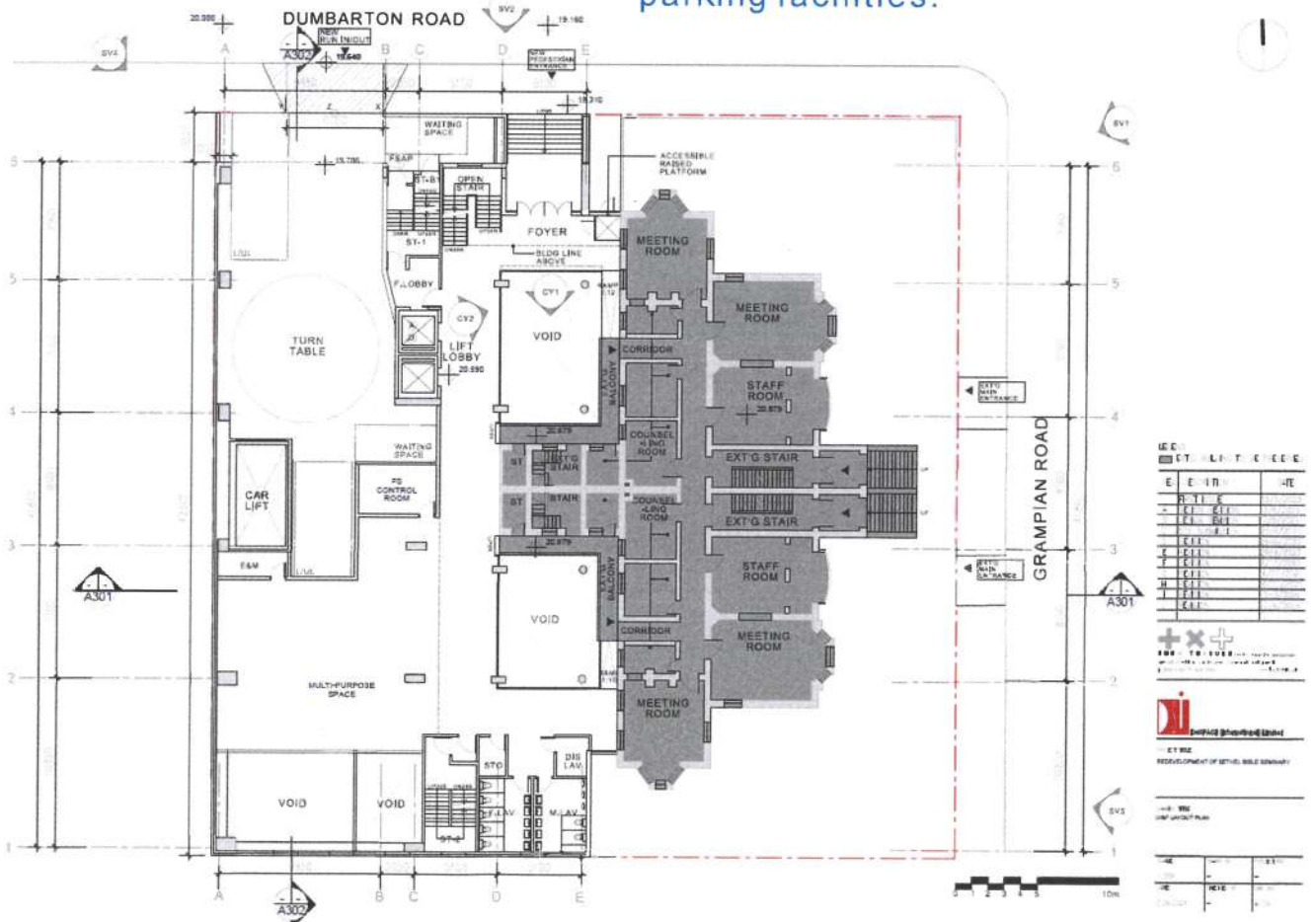
No major change to the LG/F layout.



Proposed Revised Scheme (A/K18/347)

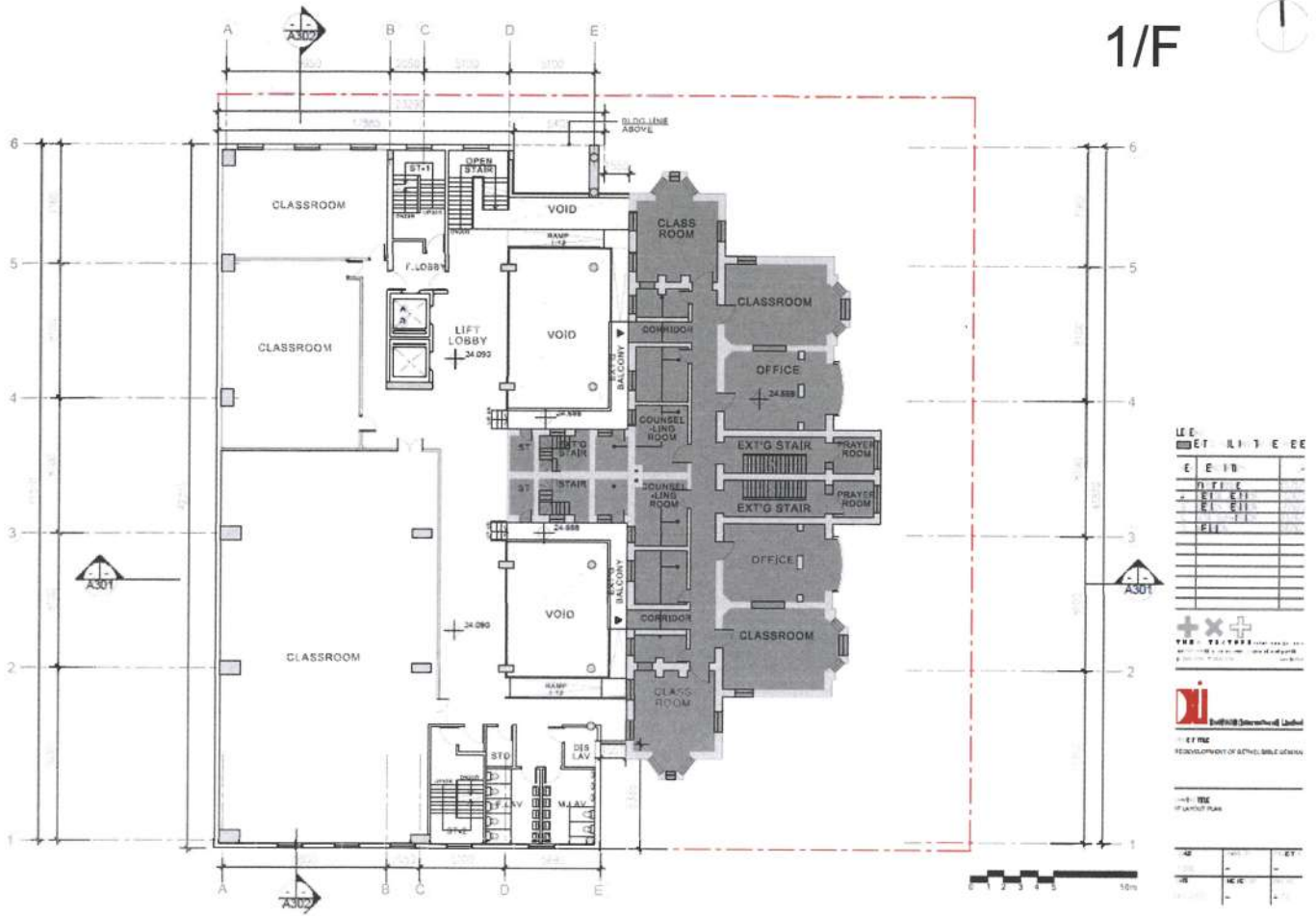


No major change to the UG/F layout other than increasing the provision of parking facilities.



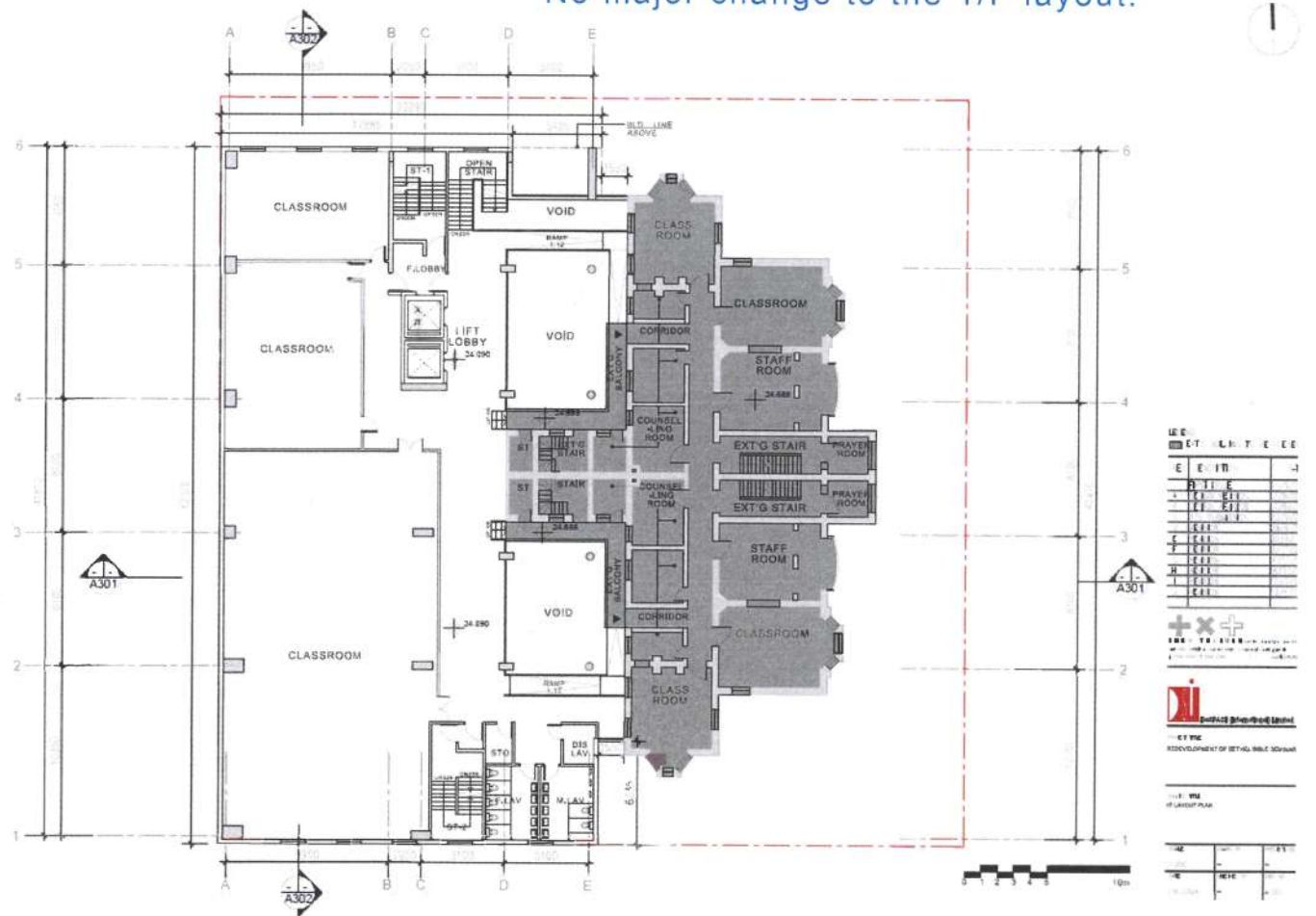
Proposed Revised Scheme (A/K18/347)

1/F

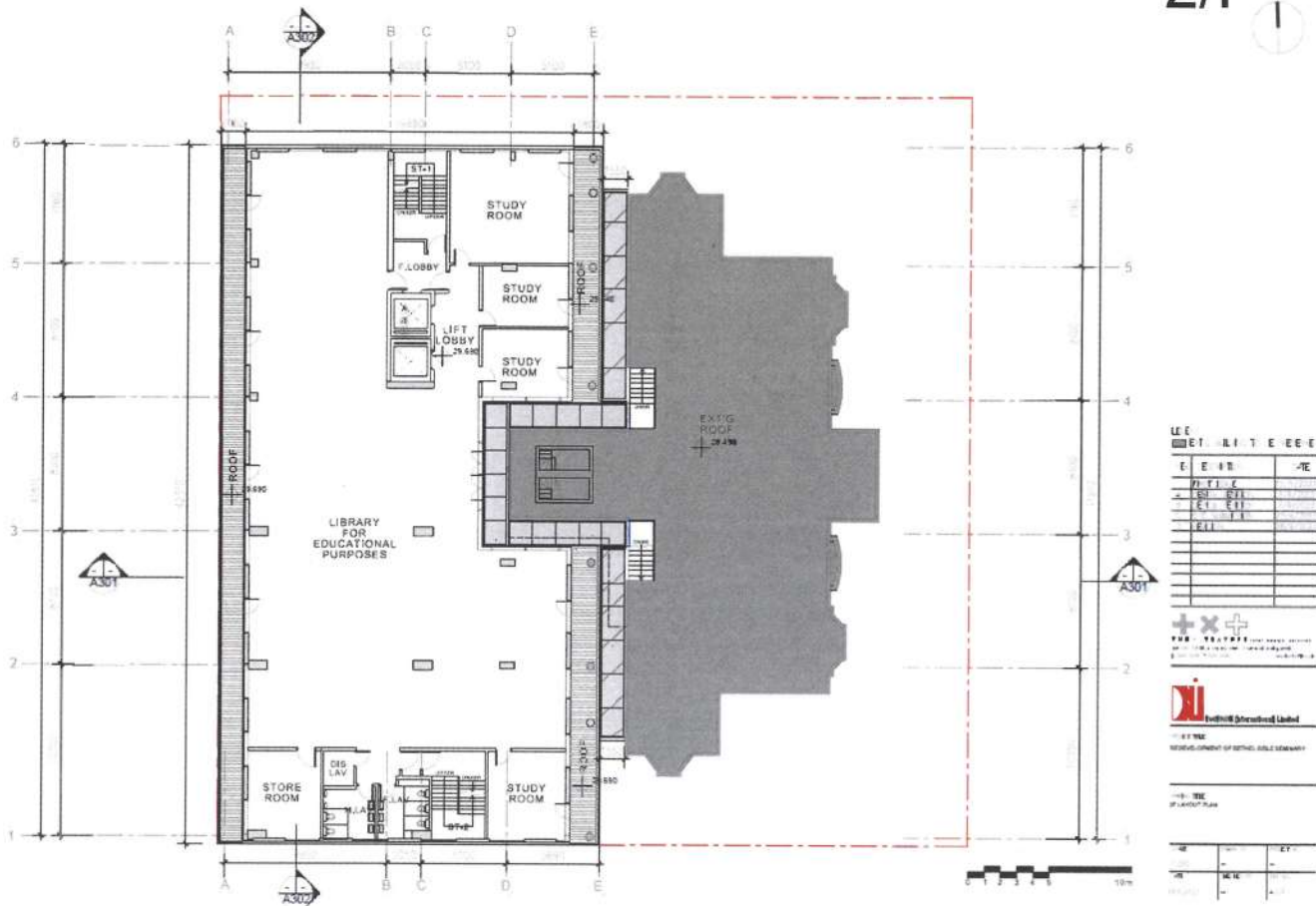


Last Scheme (A/K18/346)

No major change to the 1/F layout.

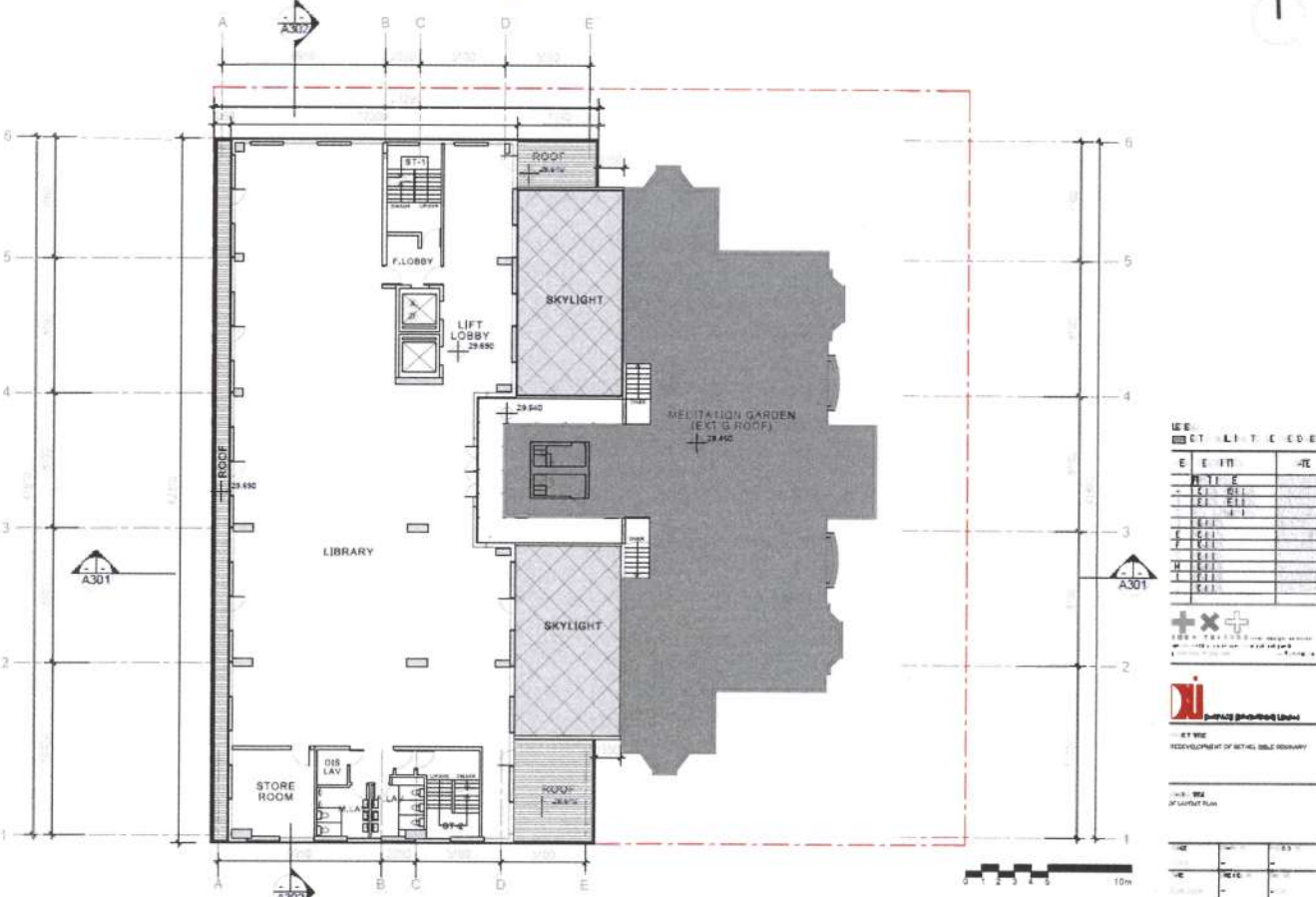


Proposed Revised Scheme (A/K18/347)

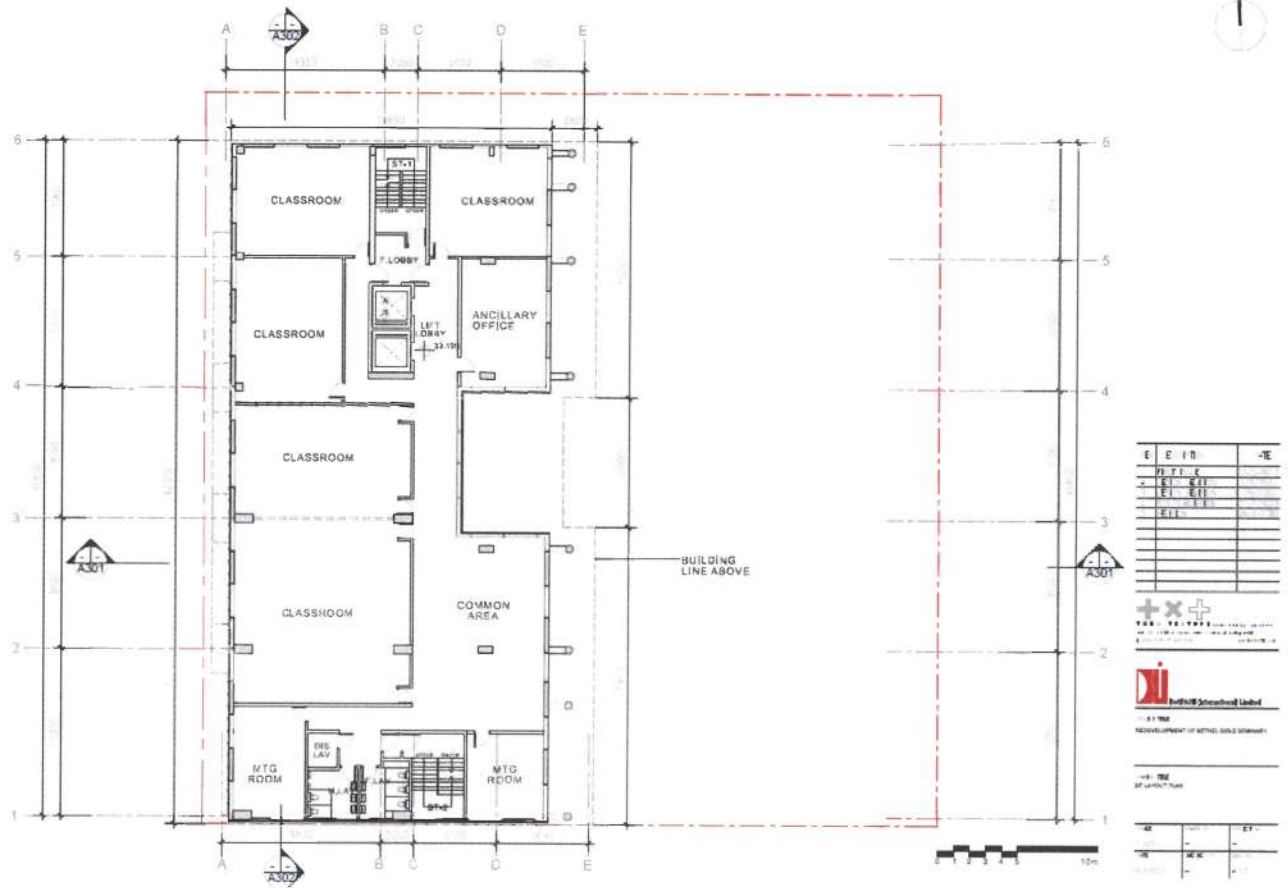


Last Scheme (A/K18/346)

Sunlight penetration is increased by larger skylights;
Study rooms are removed.

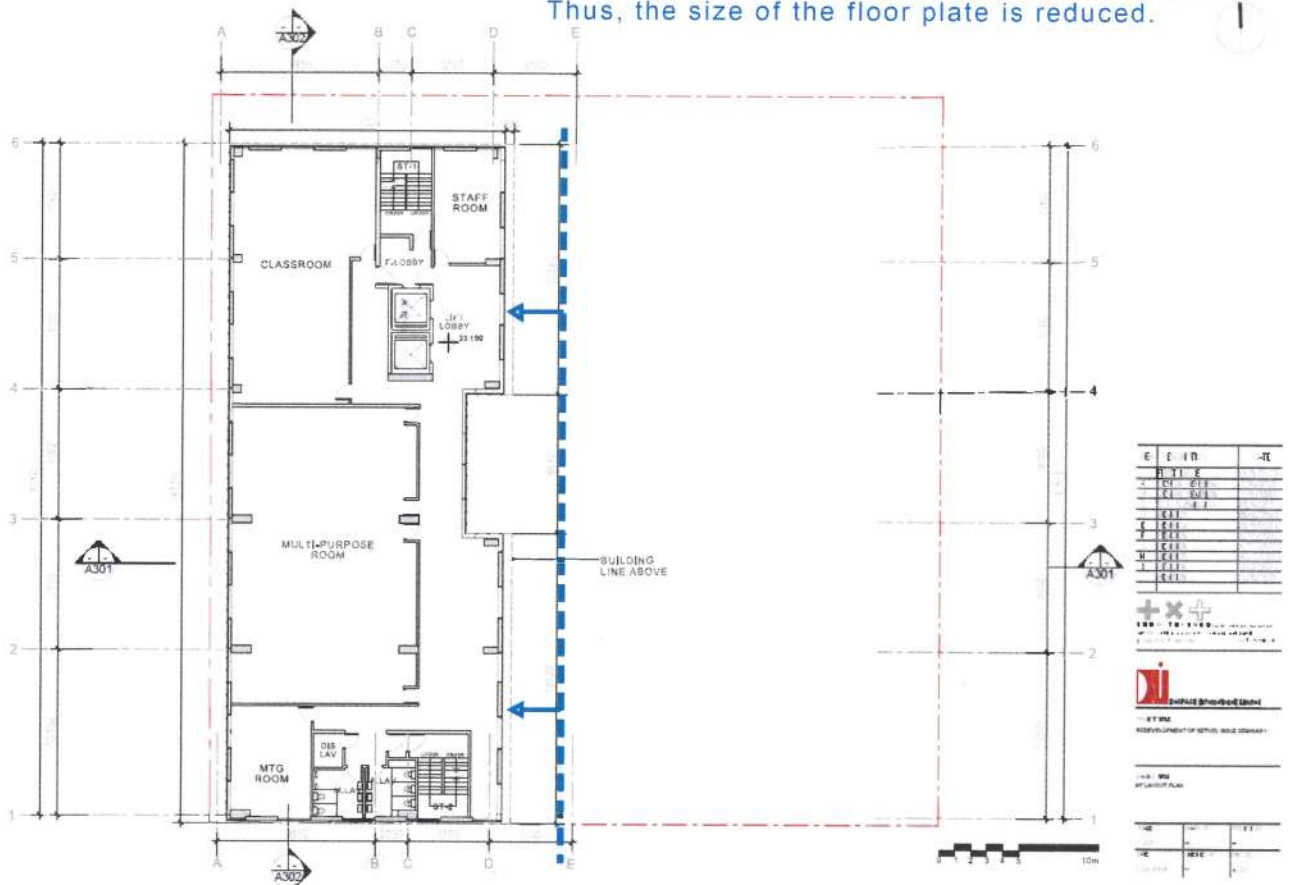


Proposed Revised Scheme (A/K18/347)

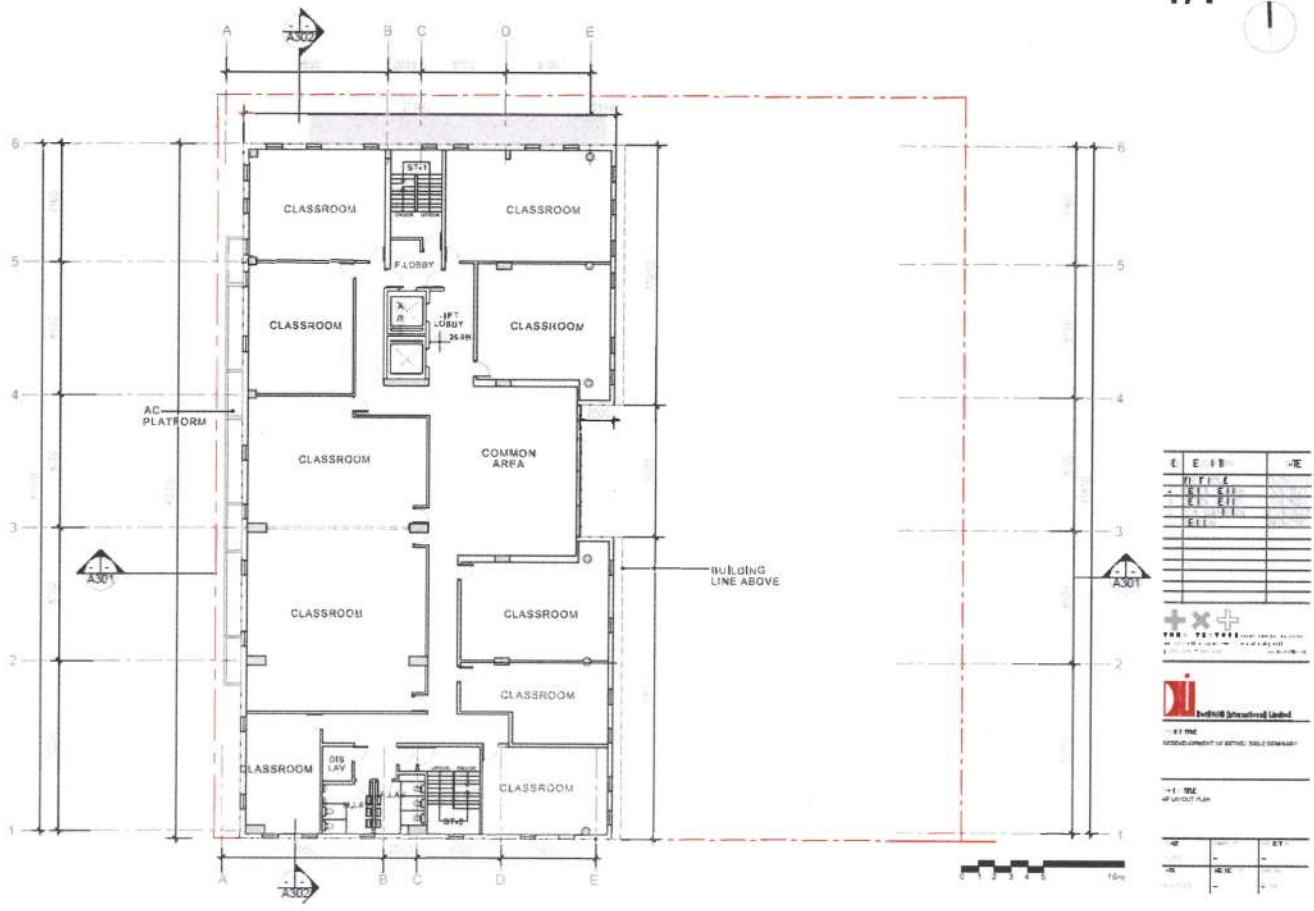


Last Scheme (A/K18/346)

The building line on 3/F is set back for about 3m. Thus, the size of the floor plate is reduced.

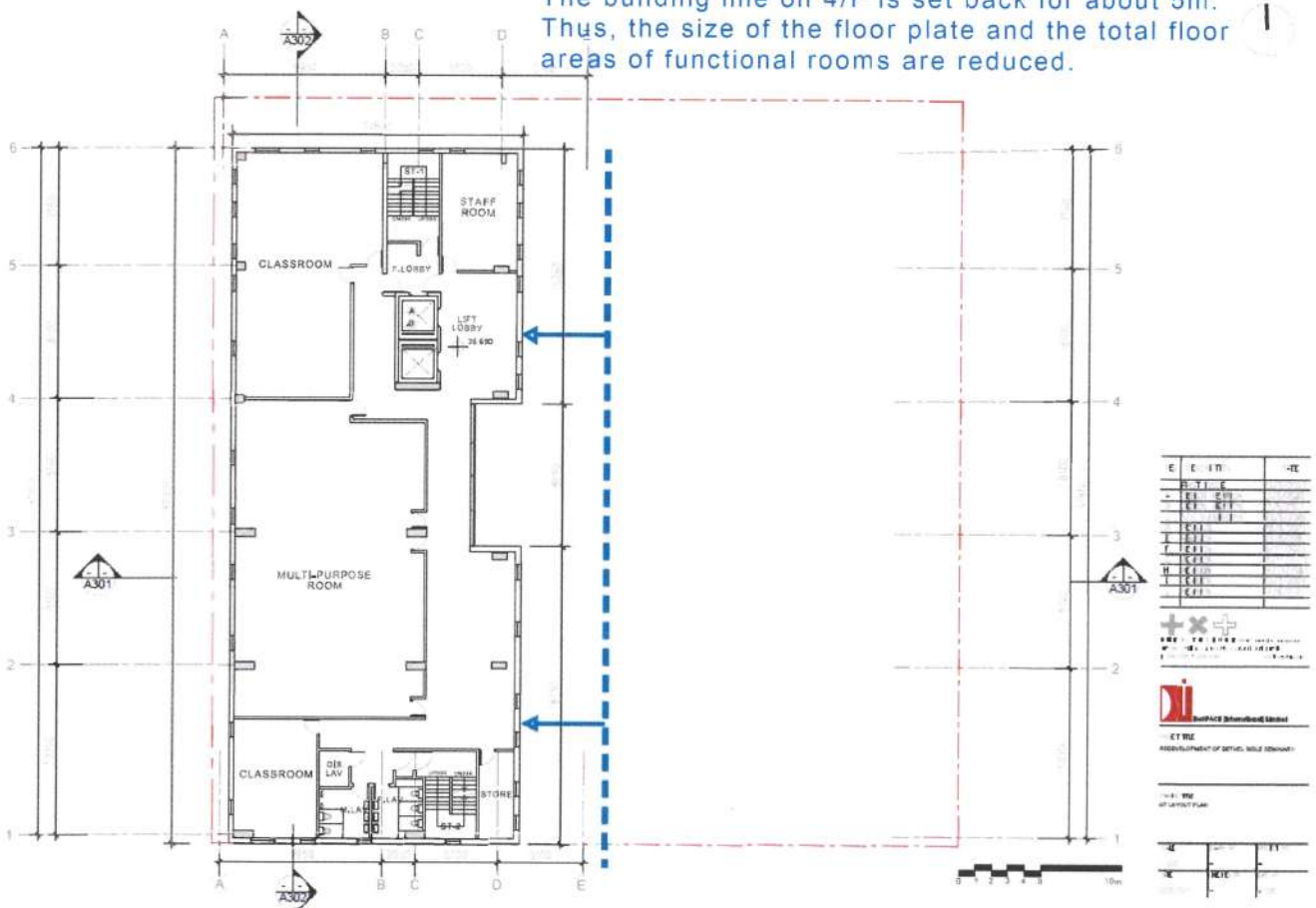


Proposed Revised Scheme (A/K18/347)

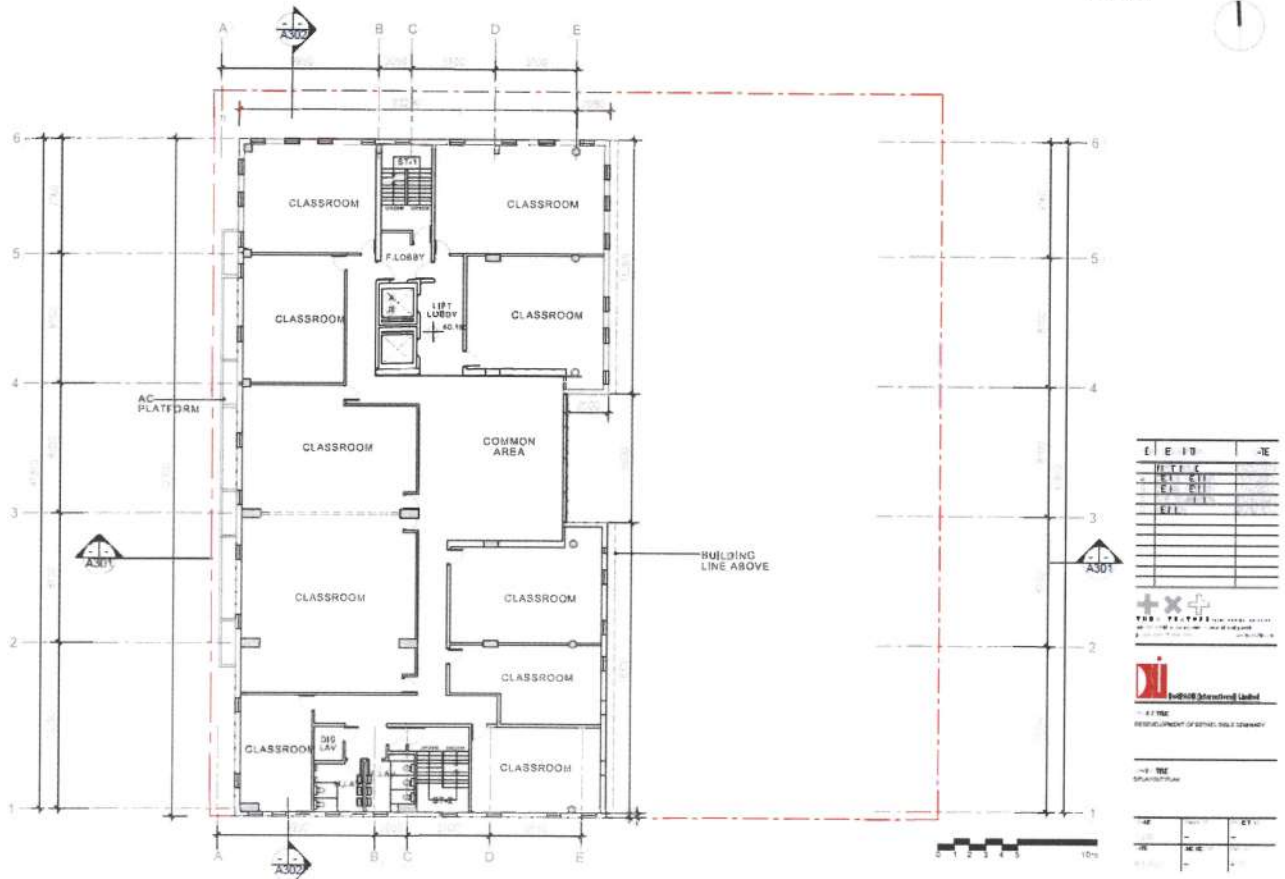


Last Scheme (A/K18/346)

The building line on 4/F is set back for about 5m. Thus, the size of the floor plate and the total floor areas of functional rooms are reduced.

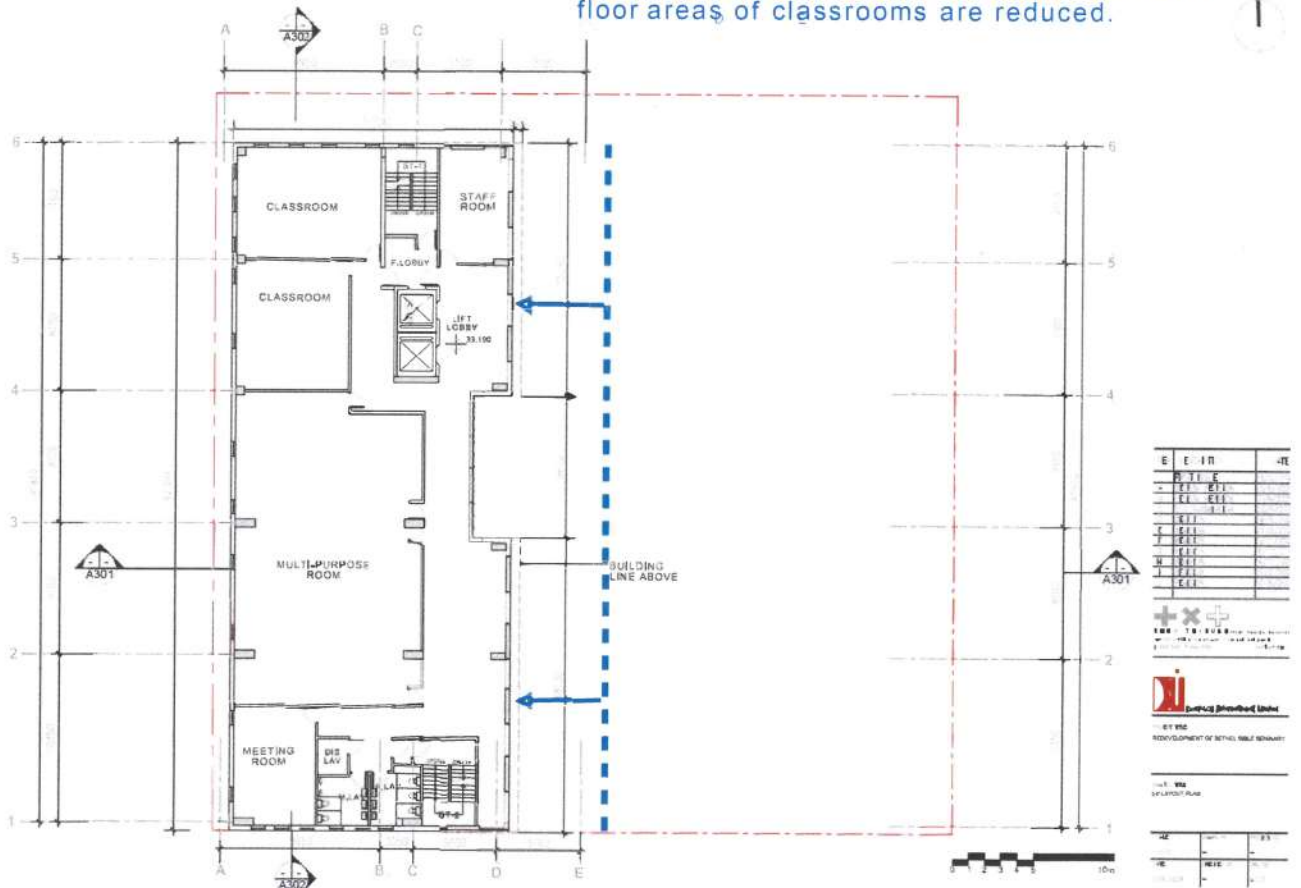


Proposed Revised Scheme (A/K18/347)

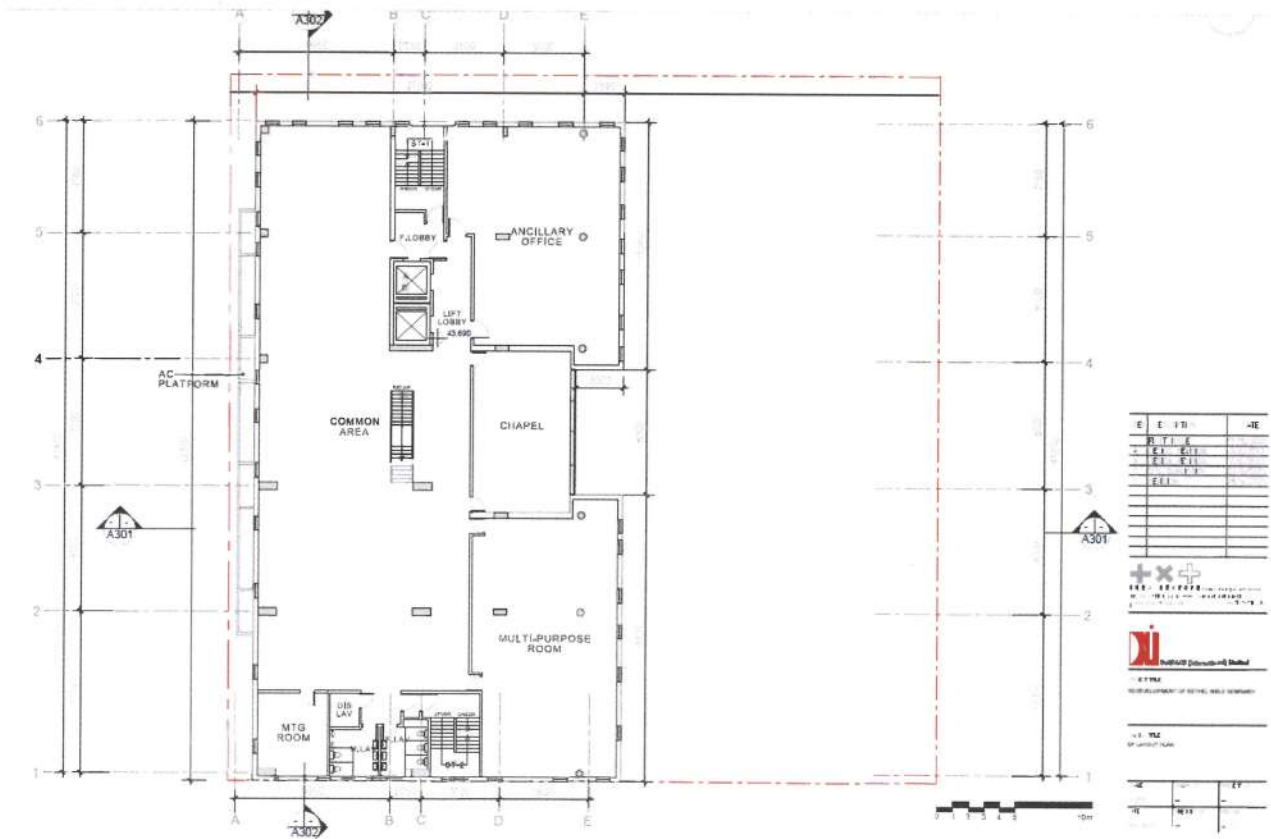


Last Scheme (A/K18/346)

The building line on 5/F is set back for about 5m. Thus, the size of the floor plate and the total floor areas of classrooms are reduced.

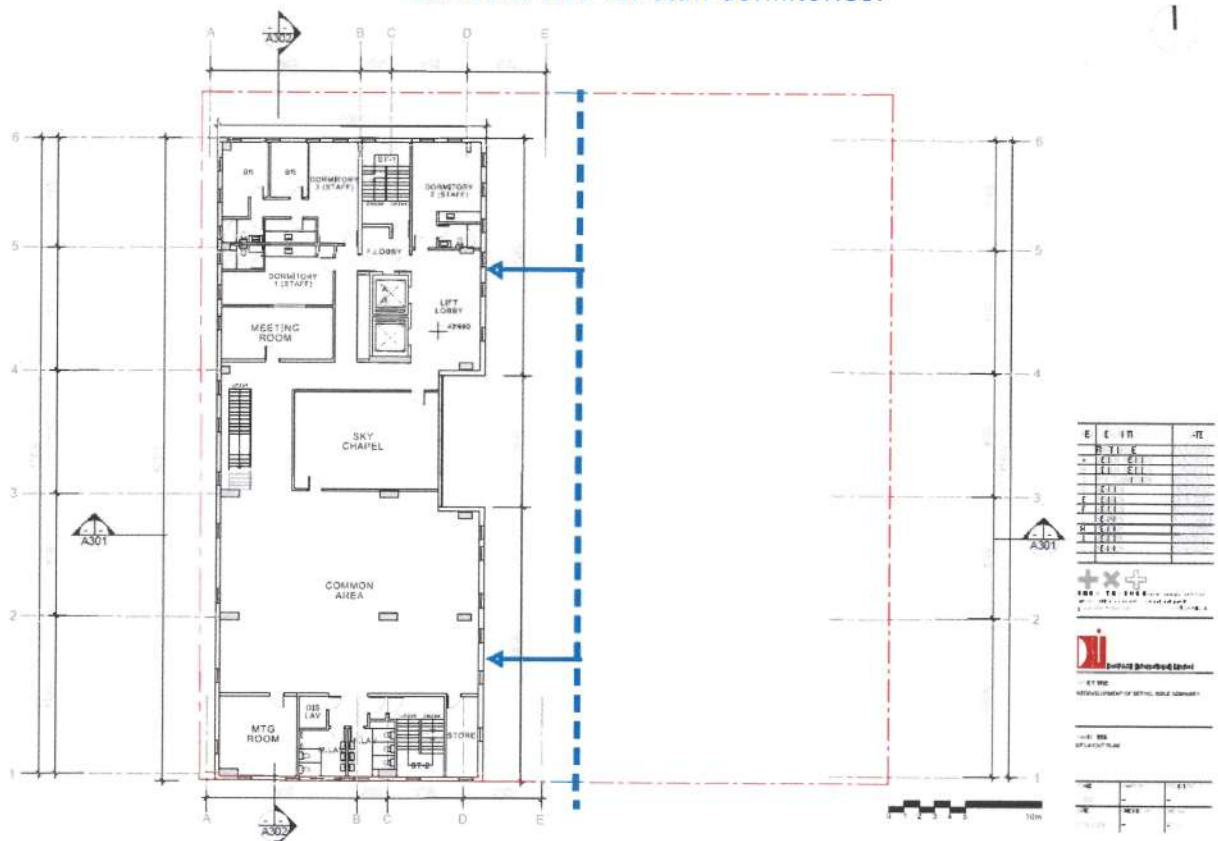


Proposed Revised Scheme (A/K18/347)



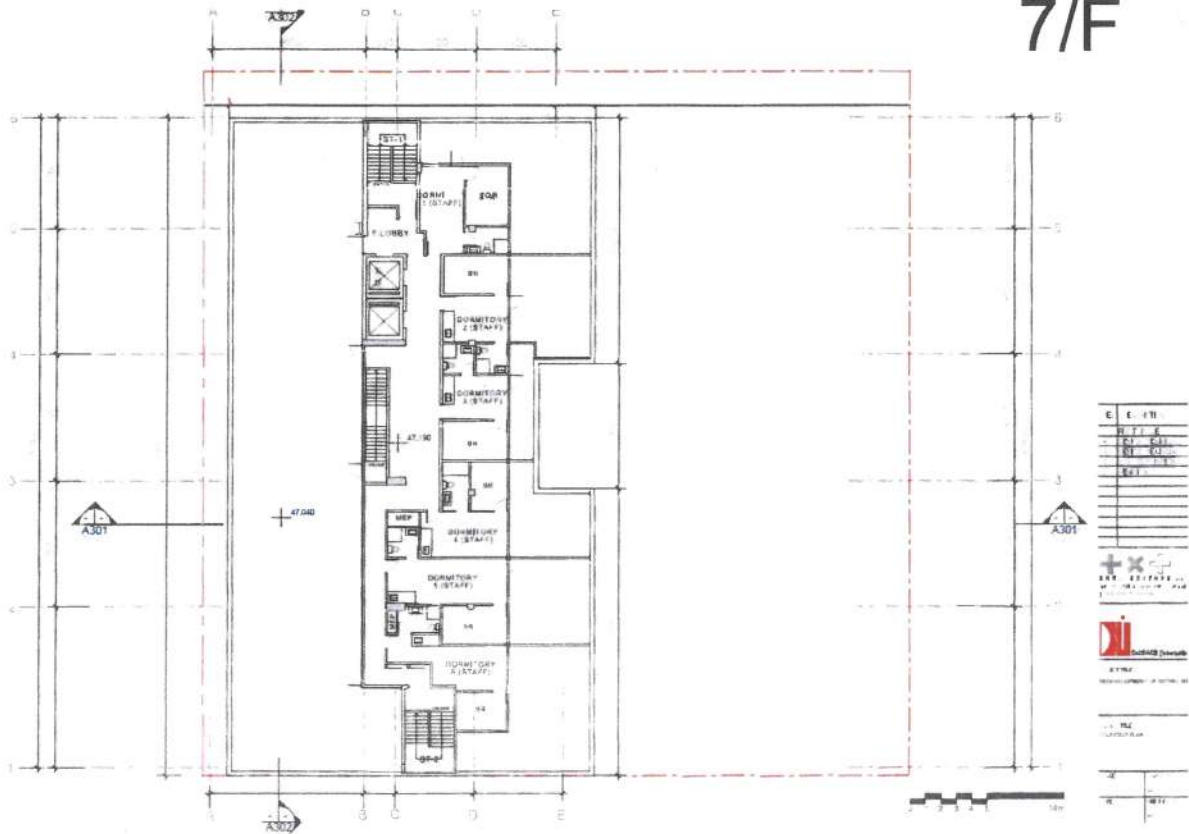
Last Scheme (A/K18/346)

The building line on 6/F is set back for about 6m. Thus, the size of the floor plate is reduced. About 300 sq.m have been changed from non-domestic to domestic use for staff dormitories.



Proposed Revised Scheme (A/K18/347)

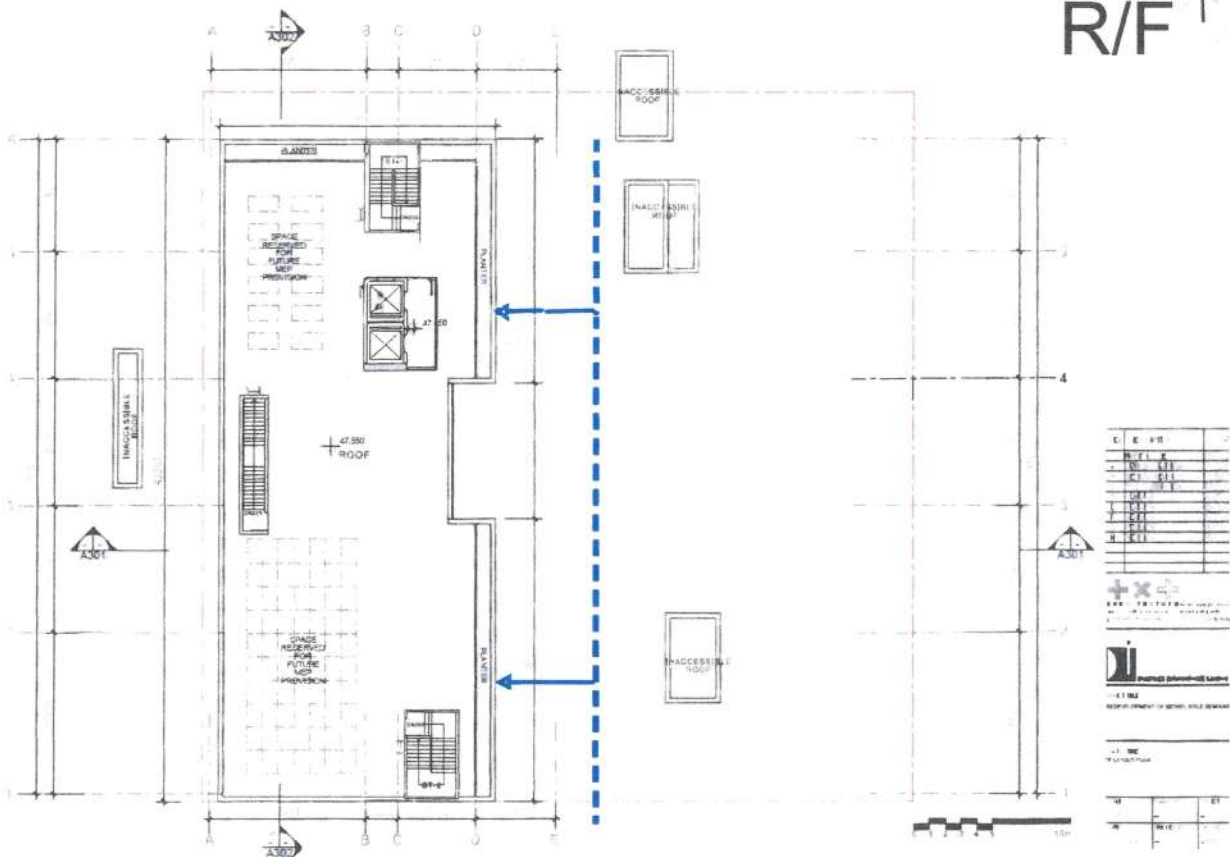
7/F



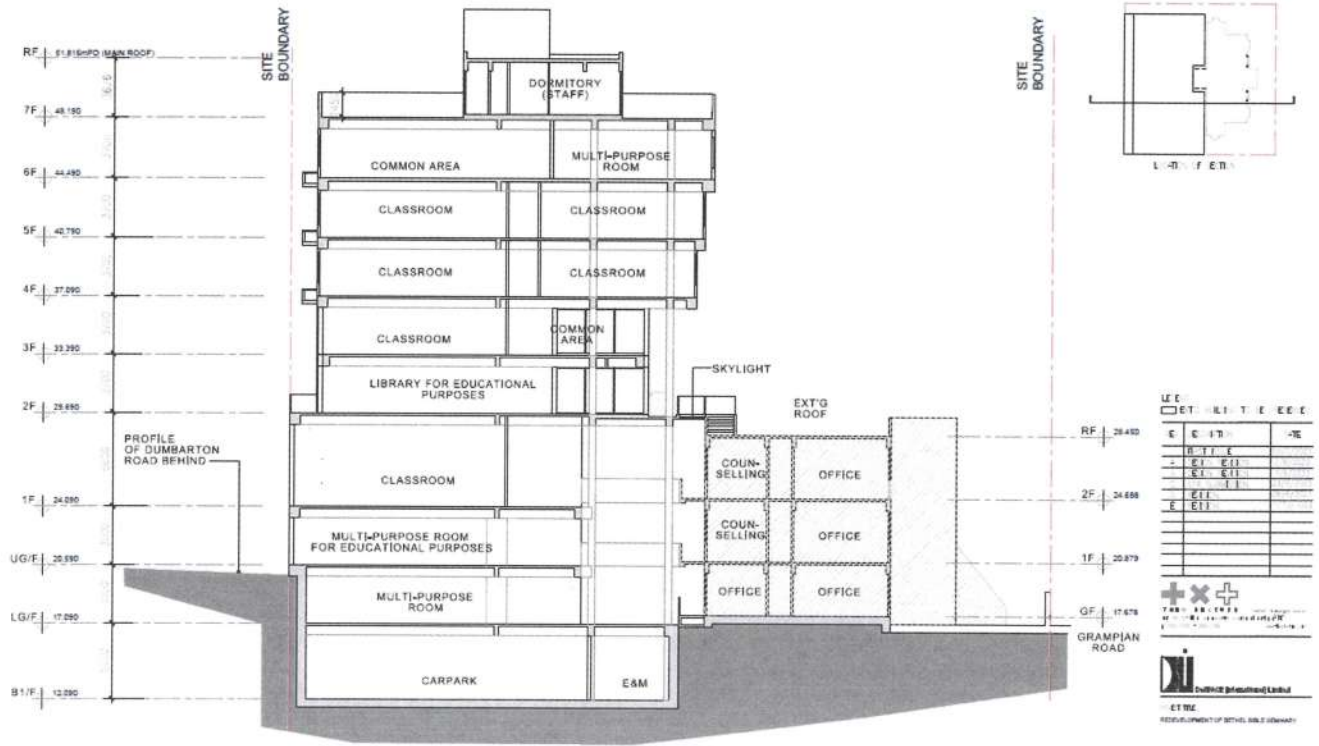
Last Scheme (A/K18/346)

There is no 7/F in the Current Revised Scheme.
The building line of the roof is set back for about 6m.

R/F

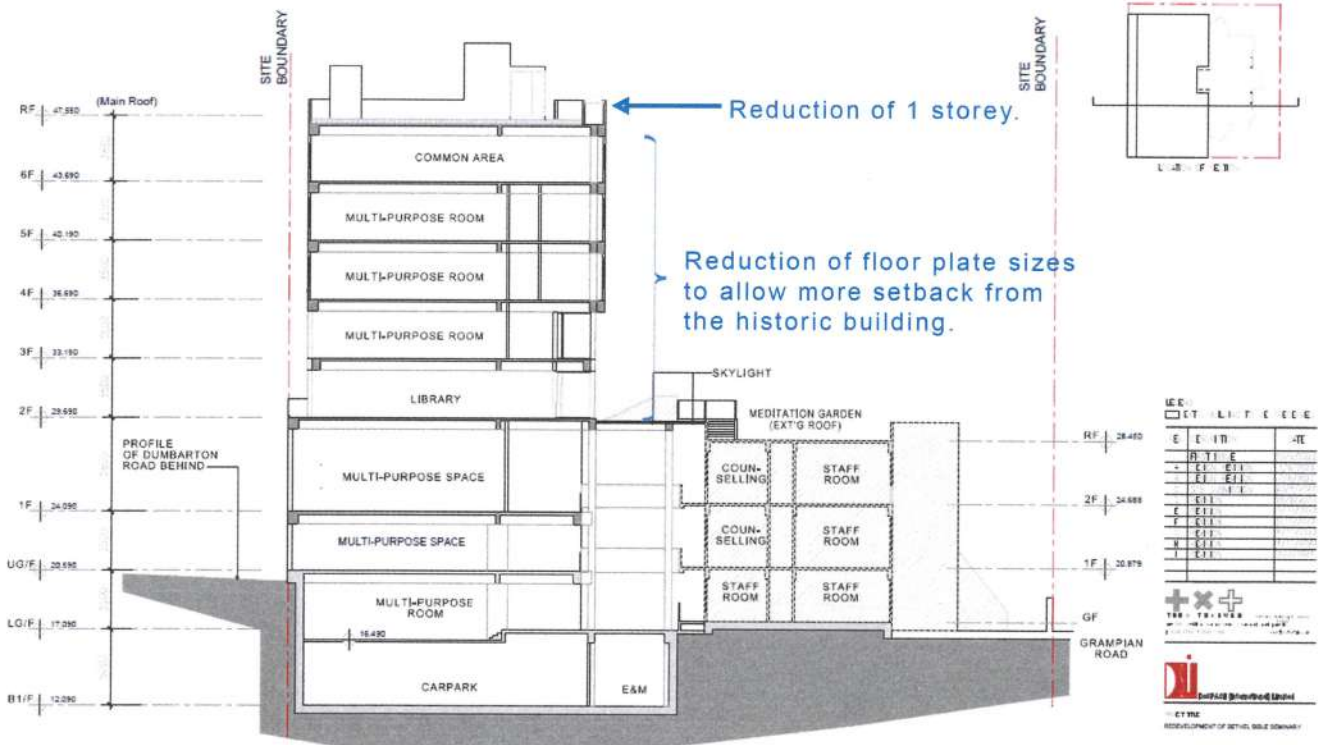


Proposed Revised Scheme (A/K18/347)



Last Scheme (A/K18/346)

As compared to the last scheme in the withdrawn case, the floor plates of the upper storeys (4/F - 6/F) are further set back horizontally from the historic building. There is also a reduction of 1 storey.



Proposed Revised Scheme (A/K18/347)