

**For discussion  
on 3 February 2026**

**Legislative Council Panel on Housing**

**Public Works Programme Item No. B092TI  
Public Transport Interchange at Tung Chung Area 133B**

**Purpose**

This paper briefs Members on the funding proposal to upgrade Public Works Programme Item no. **B092TI** Public Transport Interchange at Tung Chung Area 133B to Category A.

**Project proposal**

2. We propose to upgrade the Public Works Programme Item no. **B092TI** to Category A. The scope of works includes –

- (a) construction of a public transport interchange (PTI) of about 6 800 square metres providing transport facilities for the operation of franchised buses, including –
  - (i) six pick-up/drop-off bays for franchised bus; and
  - (ii) two parking bays for six franchised buses parking or charging;
- (b) construction of regulators' offices and toilets for franchised bus operators; and
- (c) associated works including roadworks, drainage and sewerage systems, lighting facilities, fire services system, ventilation system, electrical and mechanical systems, electric vehicle charging-enabling facilities for electric franchised buses, public toilet, environmental energy conservation measures, etc.

3. The location plan, site plan and artist's impression drawings of the proposed works are at **Annex 1**.

4. We plan to commence the proposed works upon obtaining funding approval of the Legislative Council Finance Committee (FC). To tie in with the public housing development (PHD) at Tung Chung Area 133B, the proposed PTI will be in operation after the completion of PHD in around four years. In order to enable commencement of the proposed works as early as possible, we have invited tenders in parallel. The works contract will only be awarded after obtaining FC's funding approval.

## **Justifications**

5. In accordance with the Explanatory Statement of the Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2 and the Tung Chung Extension Area Outline Development Plan, to meet the demand of public transport services from the additional population of the future developments in Tung Chung New Town Extension (East), we propose to construct a new PTI at Tung Chung Area 133B. The key development parameters of the PHD at Tung Chung Area 133B are at Annex 2. According to the planning of the housing developments at Tung Chung Area 133B and its vicinity, anticipated population growth and progress of intake of housing developments, the Transport Department will plan public transport services, such as transport services to and from the nearby MTR stations and other districts in a timely manner to meet the commuting needs of citizens in the district.

6. The proposed PTI is located at ground level of the podium of the PHD at Tung Chung Area 133B, facilitating the use of the PTI by the public in the vicinity.

7. We plan to entrust the design and construction for the proposed works of the proposed PTI to the Hong Kong Housing Authority (HKHA) for better design coordination and construction interfacing between the proposed project and the PHD. Upon completion of the works, the PTI will be managed and maintained by relevant government departments.

## **Project Estimate**

8. We preliminarily estimate the capital cost of the proposed works to be about \$221.60 million in money-of-the-day prices, including (a) cost of builder's works; (b) cost of building services works; and (c) on-cost payable to HKHA and contingencies. Estimated percentage of itemised expenditure is as follows –

	Percentage of the proposed funding sought
(a) Cost of builder's works	About 55%
(i) Structural elements	About 20%
(ii) Non-structural elements <sup>1</sup>	About 35%
(b) Cost of building services works	About 25%
(c) On-cost payable to HKHA and contingencies	About 20%

9. As mentioned in paragraph 4 above, we have invited tenders in parallel. Upon completion of tender assessment and making reference to the returned tender price, we will include it with breakdown in the funding proposal of the works for submission to the Legislative Council Public Works Subcommittee.

### **Public Consultation**

10. We consulted the Islands District Council on 5 September 2022 about the PHDs at Tung Chung Area 133 (including the proposed PTI) and no District Council members objected to the proposed PTI at the meeting.

### **Traffic Implications**

11. HKHA has conducted the traffic review study report for the PHDs at Tung Chung Area 133. According to the findings of the study report, the PHDs at Tung Chung Area 133 (including the proposed PTI) will not cause adverse impact on the local traffic.

12. During the construction period of the proposed works, HKHA will implement temporary traffic arrangements and appropriate control measures on construction vehicles to minimise the traffic impacts of the proposed works on nearby roads.

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<sup>1</sup> Non-structural elements include roadworks, drainage works, installation of acoustic louvres and acoustic finishing works, regulators' offices for franchised bus operators, public toilet, plant rooms, etc.

## **Way Forward**

13. After consulting Members, we plan to consult the Legislative Council Public Works Subcommittee in due course and submit the funding proposal to FC for approval.

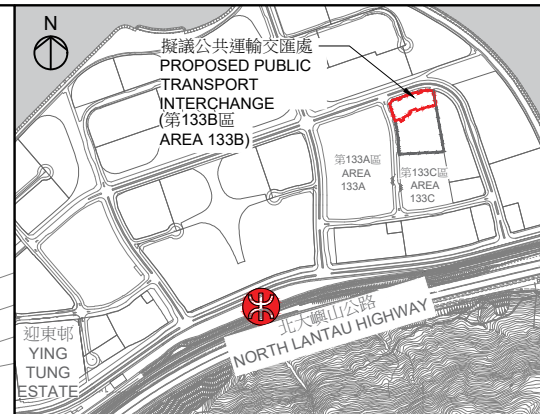
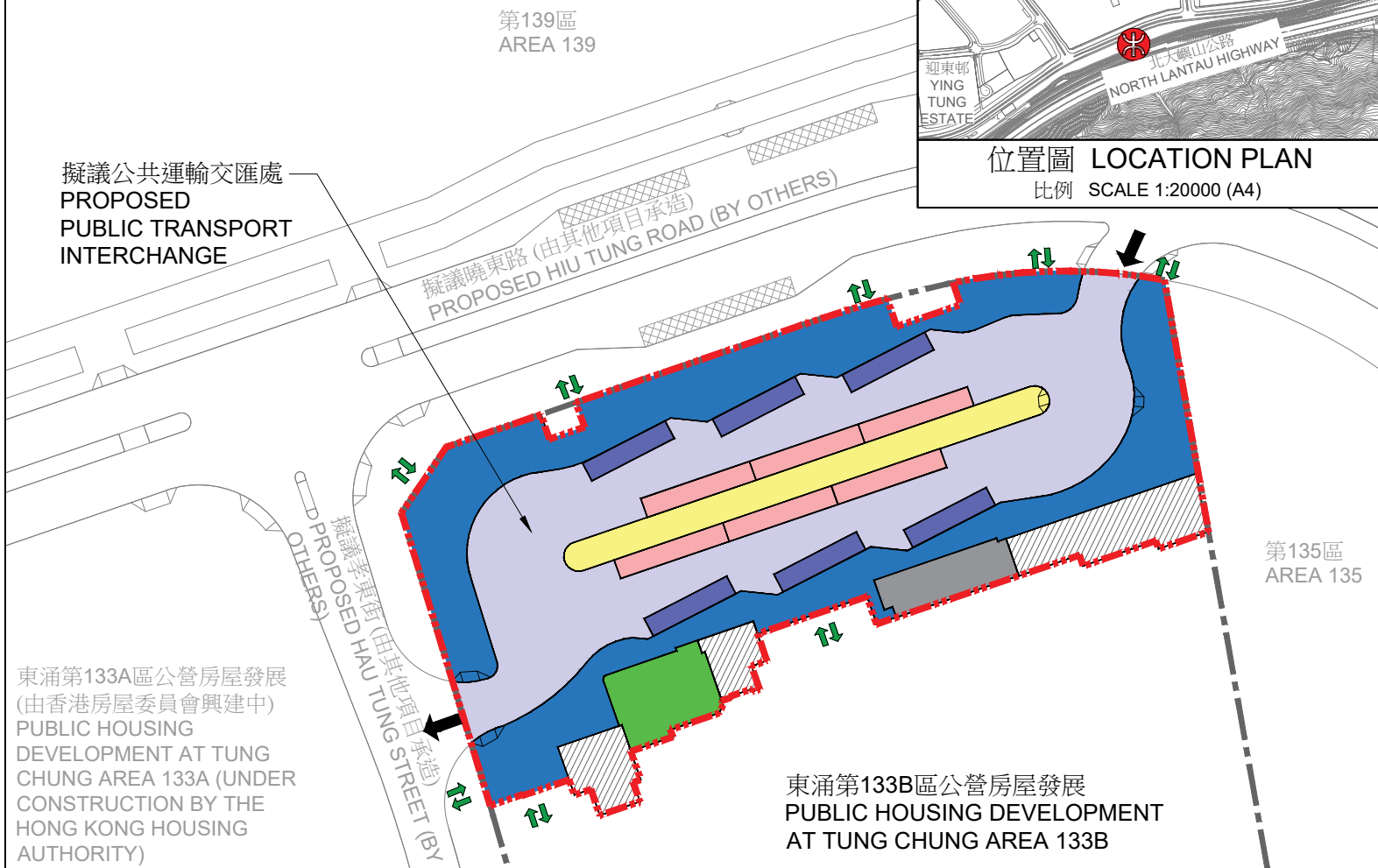
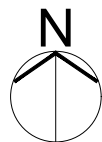
## **Advice sought**

14. Members are invited to note the paper and provide views.

**Housing Bureau**  
**January 2026**

圖例 LEGEND

-  擬議公共運輸交匯處工地界線  
PROPOSED PUBLIC TRANSPORT INTERCHANGE SITE BOUNDARY
-  東涌第133B區公營房屋發展界線  
BOUNDARY OF PUBLIC HOUSING DEVELOPMENT AT TUNG CHUNG AREA 133B
-  擬議行車道  
PROPOSED CARRIAGEWAY
-  擬議交通島  
PROPOSED TRAFFIC ISLAND
-  擬議行人路及候車處  
PROPOSED FOOTPATH AND WAITING AREA
-  專營巴士停車灣供上落客  
FRANCHISED BUS BAYS FOR PICK-UP / DROP-OFF
-  專營巴士停車處供停泊或充電  
FRANCHISED BUS BAYS FOR PARKING / CHARGING
-  擬議公共廁所  
PROPOSED PUBLIC TOILET
-  擬議專營巴士營辦商辦公室及洗手間  
PROPOSED REGULATORS' OFFICES AND TOILETS OF FRANCHISED BUS OPERATORS
-  擬議附屬設施  
PROPOSED ANCILLARY FACILITIES
-  擬議的士及專線小巴停車灣 (由其他項目承造)  
PROPOSED TAXI AND GREEN MINI-BUS LAYBYS (BY OTHERS)
-  車輛入口或出口  
VEHICULAR INGRESS OR EGRESS
-  行人出入口  
PEDESTRIAN ENTRANCE / EXIT
-  東涌東港鐵站 (興建中)  
TUNG CHUNG EAST MTR STATION (UNDER CONSTRUCTION)



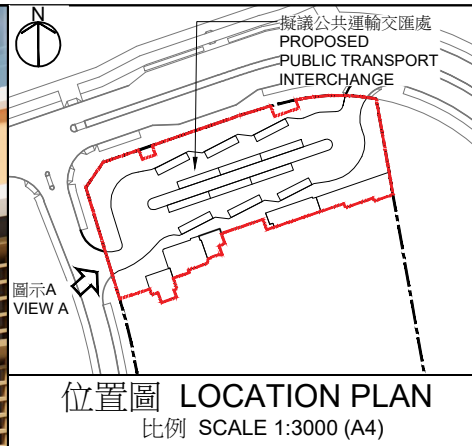
位置圖 LOCATION PLAN  
比例 SCALE 1:20000 (A4)

工程計劃項目第 B092TI 號  
東涌第133B區的公共運輸交匯處  
PWP ITEM NO. B092TI

PUBLIC TRANSPORT INTERCHANGE AT TUNG CHUNG AREA 133B

工地平面圖  
SITE PLAN

比例 SCALE 1:1000 (A4)



圖示A VIEW A

工程計劃項目第 B092TI 號  
東涌第133B區的公共運輸交匯處  
PWP ITEM NO. B092TI

PUBLIC TRANSPORT INTERCHANGE AT TUNG CHUNG AREA 133B

構思圖  
ARTIST'S IMPRESSION  
DRAWING



圖示B VIEW B

工程計劃項目第 B092TI 號  
 東涌第133B區的公共運輸交匯處  
 PWP ITEM NO. B092TI

PUBLIC TRANSPORT INTERCHANGE AT TUNG CHUNG AREA 133B

構思圖  
 ARTIST'S IMPRESSION  
 DRAWING

**Key development parameters of the public housing development  
at Tung Chung Area 133B**

<b>Site area</b>	about 1.8 hectares
<b>Permitted plot ratio</b>	6.8
<b>Building height restriction</b>	130 metres above Principal Datum
<b>No. of domestic blocks</b>	4 blocks
<b>No. of flats</b>	about 2 400
<b>Projected population</b>	about 7 600
<b>Completion date</b>	Year 2030
<b>Non-domestic facilities</b>	Public transport interchange, ancillary parking spaces, landscaped open spaces, kindergarten, recreational facilities, social welfare facilities <sup>(Note 1)</sup> , etc.

Note 1: In accordance with the requirements of the Social Welfare Department, the following facilities will be provided: care and attention home for severely disabled persons, hostel for severely mentally handicapped persons, hostel for moderately mentally handicapped persons, supported hostel for mentally/physically handicapped persons, day activity centre, and integrated vocational rehabilitation services centre.