

**For discussion
on 30 March 2026**

Legislative Council Panel on Housing

Public Works Programme Item No. B089TI

**Public Transport Interchange near
Tan Kwai Tsuen, Yuen Long**

Purpose

This paper briefs Members on the funding proposal to upgrade Public Works Programme Item no. **B089TI** Public Transport Interchange near Tan Kwai Tsuen, Yuen Long to Category A.

Project proposal

2. We propose to upgrade the Public Works Programme Item no. **B089TI** to Category A. The scope of works includes –

- (a) construction of a covered public transport interchange (PTI) of about 12 300 square metres providing transport facilities for the operation of franchised buses, green minibuses and taxis, including –
 - (i) six pick-up/drop-off bays for franchised buses;
 - (ii) ten parking bays for franchised buses parking or charging;
 - (iii) one bay for three green minibuses pick-up/drop-off or charging;
and
 - (iv) one bay for eight taxis pick-up/drop-off or charging.
- (b) construction of two regulators' offices and a shared toilet 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, green minibuses and taxis, 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 completion of the first batch of Public Housing Development (PHD) near Tan Kwai Tsuen, Yuen Long, the proposed PTI will be completed in about 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. To meet the demand of public transport services arisen from the additional population of about 18 000 from the PHD near Tan Kwai Tsuen, Yuen Long, and in accordance with the Explanatory Statement of the approved Tong Yan San Tsuen Outline Zoning Plan No. S/YL-TYST/14, we propose to construct a new PTI near Tan Kwai Tsuen, Yuen Long. The key development parameters of the PHD near Tan Kwai Tsuen, Yuen Long are at **Annex 2**. According to the planning of the housing development near Tan Kwai Tsuen, Yuen Long, anticipated population growth and progress of intake of the housing development, 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 the ground level of the podium of the PHD near Tan Kwai Tsuen, Yuen Long, facilitating the use of the PTI by the public in the vicinity.

7. For better design coordination and construction interfacing between the proposed project and the PHD, we plan to entrust the design and construction for the proposed PTI to the Hong Kong Housing Authority (HKHA), and construct it in conjunction with the PHD project. 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 \$349.20 million in money-of-the-day prices, including the (a) cost of builder's works; (b) cost of building services works; and (c) on-cost payable to HKHA and contingencies. Estimated percentage of the itemised expenditure is as follows –

	Percentage of the proposed funding sought
(a) Cost of builder's works	About 50%
(i) Structural elements	About 25%
(ii) Non-structural elements ¹	About 25%
(b) Cost of building services works	About 30%
(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 the 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 (PWSC).

Public Consultation

10. The Civil Engineering and Development Department (CEDD) and the Housing Department reported to Yuen Long District Council and Ping Shan Heung Rural Committee (PSHRC) on 1 April 2022 by way of circulation of papers on the progress of the public road works and sewerage works in the district as well as the associated PHD (including the proposed PTI), and explained that after the completion of the road improvements works in the district, the road network in the district can generally accommodate the traffic and transport needs arising from the proposed development. PSHRC expressed concerns about the proposed works. We will continue to liaise with the relevant stakeholders.

Traffic Implications

11. CEDD has conducted a traffic impact assessment for the PHD near Tan Kwai Tsuen, Yuen Long. According to the findings of the assessment, after the completion of the planned road improvement works in the district, the road network in the district can generally accommodate the traffic and transportation needs arising from the PHD near Tan Kwai Tsuen, Yuen Long (including the PTI).

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

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.

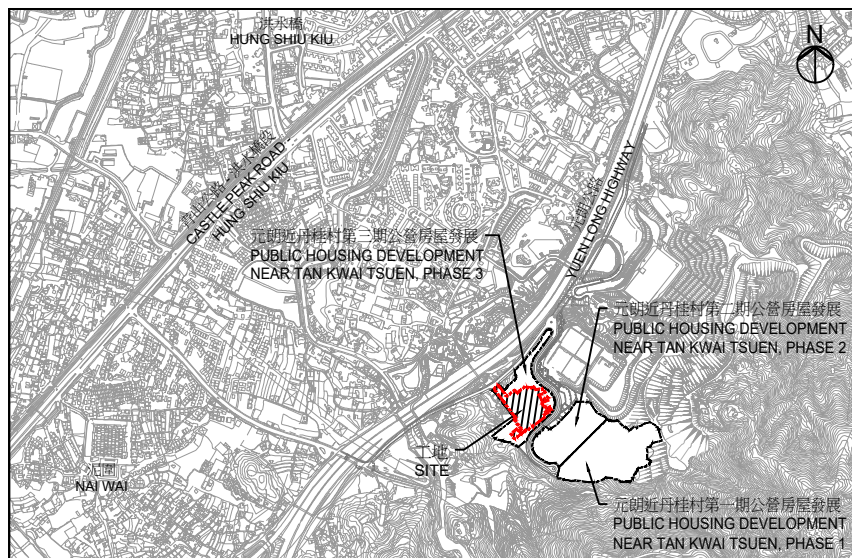
Way Forward

13. After consulting Members, we plan to consult PWSC 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
March 2026

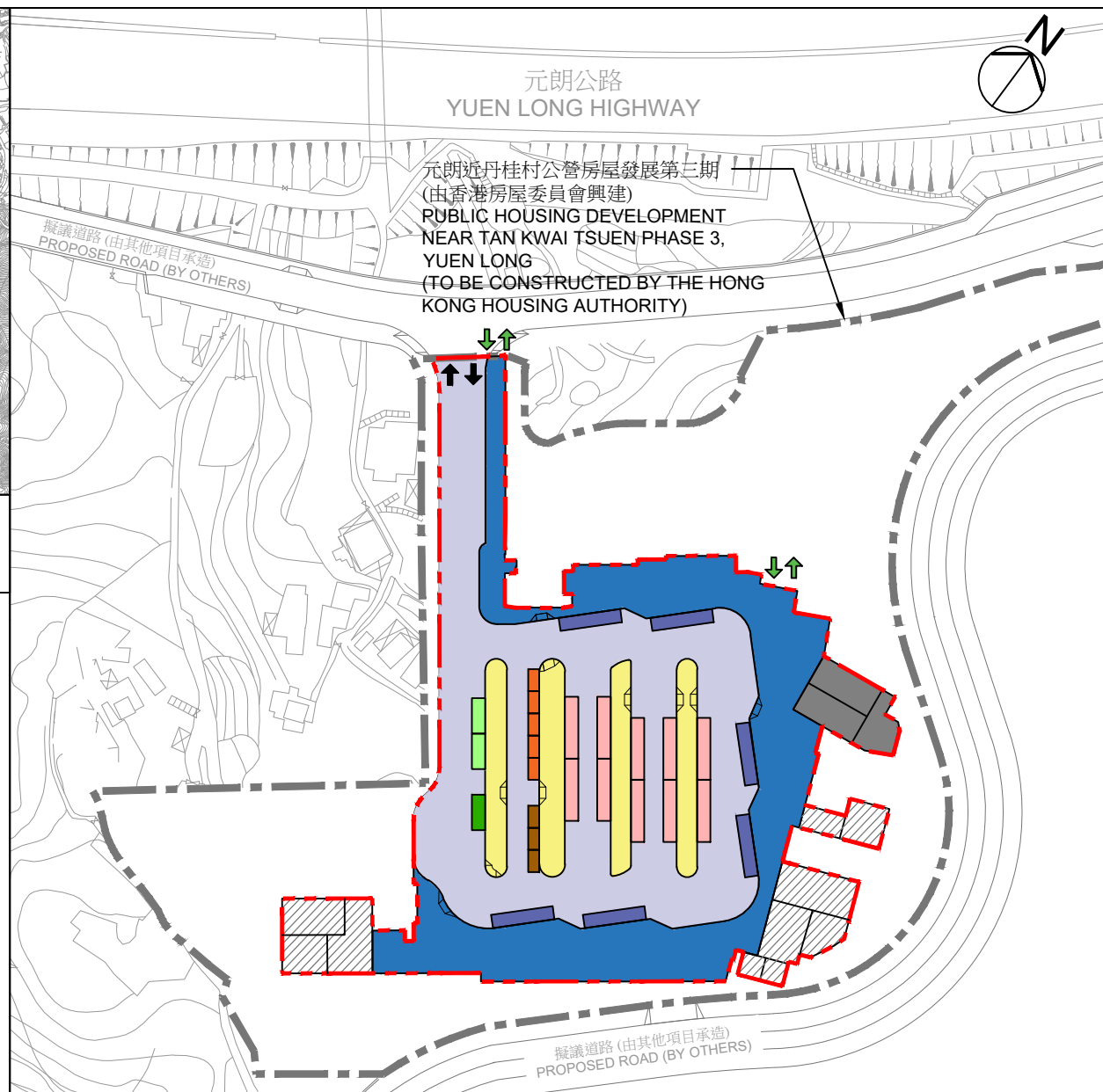


位置圖 LOCATION PLAN

比例 SCALE: 1:20000 (A4)

圖例 LEGEND

- | | | | |
|--|---|--|--|
| | 擬議交匯處界線
PROPOSED PTI BOUNDARY | | 下斜路緣
DROPPED KERB |
| | 公營房屋發展項目界線
PUBLIC HOUSING DEVELOPMENT BOUNDARY | | 專營巴士停車處供上落客
FRANCHISED BUS BAYS FOR PICK-UP / DROP-OFF |
| | 擬議行車道
PROPOSED CARRIAGEWAY | | 專營巴士停車處供停泊或充電
FRANCHISED BUS BAYS FOR PARKING / CHARGING |
| | 擬議行人道及候車處
PROPOSED FOOTPATH AND WAITING AREA | | 專線小巴停車處供上落客或充電
GREEN MINIBUS BAYS FOR PICK-UP / DROP-OFF / CHARGING |
| | 擬議交通島
PROPOSED TRAFFIC ISLAND | | 專線小巴停車處供充電
GREEN MINIBUS BAYS FOR CHARGING |
| | 擬議機房
PROPOSED PLANT ROOM | | 的士停車處供上落客
TAXI BAYS FOR PICK-UP / DROP-OFF |
| | 擬議專營巴士營辦商的辦公室及洗手間
PROPOSED REGULATORS' OFFICES AND TOILETS OF THE FRANCHISED BUS OPERATORS | | 的士停車處供充電
TAXI BAYS FOR CHARGING |
| | 車輛出入口
VEHICULAR INGRESS / EGRESS | | 行人出入口
PEDESTRIAN ENTRANCE / EXIT |



工程計劃項目編第 B089TI 號

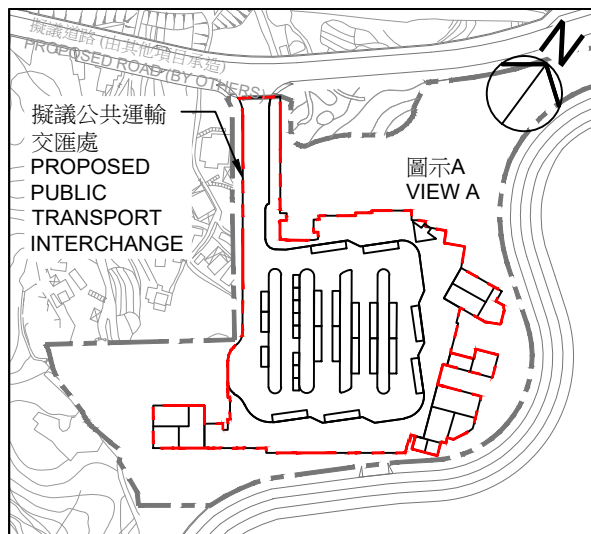
元朗近丹桂村的公共運輸交匯處

PWP ITEM NO. B089TI

PUBLIC TRANSPORT INTERCHANGE NEAR TAN KWAI TSUEN, YUEN LONG

工地平面圖
SITE PLAN

比例 SCALE: 1:1500 (A4)



位置圖 LOCATION PLAN

比例 SCALE: 1:3000 (A4)

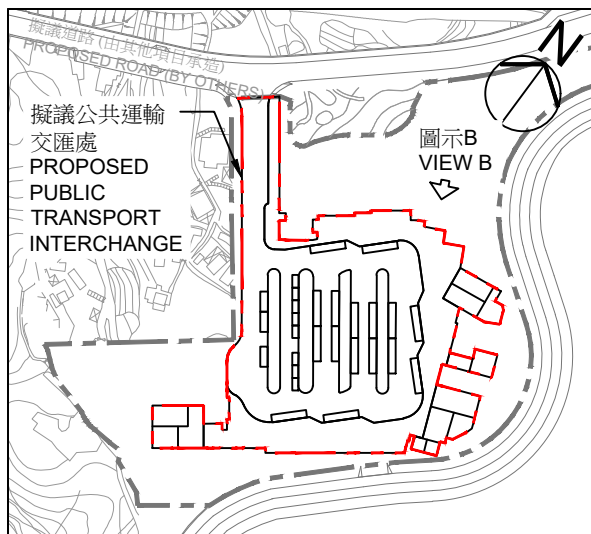


圖示A VIEW A

工程計劃項目第 B089TI 號
元朗近丹桂村的公共運輸交匯處
PWP ITEM NO. B089TI

PUBLIC TRANSPORT INTERCHANGE NEAR TAN KWAI TSUEN, YUEN LONG

構思圖
ARTIST'S IMPRESSION
DRAWING



位置圖 LOCATION PLAN

比例 SCALE: 1:3000 (A4)



圖示B VIEW B

工程計劃項目編第 B089TI 號
元朗近丹桂村的公共運輸交匯處
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PUBLIC TRANSPORT INTERCHANGE NEAR TAN KWAI TSUEN, YUEN LONG

構思圖
ARTIST'S IMPRESSION
DRAWING

**Key development parameters of the public housing development
near Tan Kwai Tsuen, Yuen Long**

Site area	about 5 hectares
Permitted plot ratio	7.2
Building height restriction	240 metres above Principal Datum
No. of domestic blocks	8 blocks
No. of flats	about 7 380
Projected population	about 18 000
Completion date	By phases from 2030/31
Non-domestic facilities	Public transport interchange, ancillary parking spaces, landscaped open spaces, kindergarten, recreational facilities, social welfare facilities ^(Note) , retail facilities, etc.

Note: In accordance with the requirements of the Social Welfare Department, the following facilities will be provided: a hostel for severely physically handicapped persons, a hostel for severely mentally handicapped persons, a hostel for moderately mentally handicapped persons, an integrated vocational rehabilitation services centre, a day activity centre, a residential care home for the elderly and a neighbourhood elderly centre.