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Airport Authority seeks HQ tenders

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650,000 sq ft of exhibition centre space be phased in during a 10-15 year period in the north district.

"We want to create a neighbourhood for the 35 million passengers expected to arrive at Chek Lap Kok," Mr Yeung said.

"So it is important to have complementary sorts of developments like hotels and exhibition centres there."

In the 15-hectare commercial section, which is near the cargo handling-related areas, the consultant has recommended more freight-forwarding operations.

"The 1.4 million sq ft Sun Hung Kai freight forwarding centre is already 70 per cent pre-leased," Mr Yeung said.

"So there is strong demand for such space."

However, future construction of freight-forwarding facilities would be market-driven and depended upon demand and rents.

"So buildings will be constructed as demand increases," he said.

In the eastern zone, the consultant has recommended joint offices for Dragonair and the China National Aviation Corp. The construction of office park-type developments also has been recommended.

"We are contemplating an office-park type of environment which would be a low-rise, low-density environment," he said.